

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251723
Site Address:	250A Nine Mile Ride, Finchampstead, Wokingham, RG40 3PA
Expiry Date:	12 September 2025
Site Visit Date:	7 August 2025
Proposal: Householder application for the proposed insertion of 1 no. first floor front window.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Finchampstead Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
232106	Householder application for the proposed single storey front extension, including 6no. rooflights and front porch, plus alteration to roof of existing side extension.	C/A – 02/11/2023
223038	Householder application for the proposed part single, part two storey front extension plus changes to fenestration, to include rooflights and 1no. Juliet balcony.	C/A – 10/03/2023
160/66	Detached House	C/A –

		22/12/1966
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CONSULTATION RESPONSES

Internal

WBC Highways: No comment

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council raised no objections.
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Ward Member(s)	No comments received
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Neighbours	No comments received
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APPRAISAL

Site Description:

The application site is a 1960s detached two storey dwellinghouse located on a corner plot at the junction of Nine Mile Ride and Kiln Ride Extension, Finchampstead. The dwelling is orientated so that its front elevation and driveway face onto Kiln Ride Extension, with the main private amenity space located to the side of the dwelling, adjacent to its north facing elevation.

Proposal:

This application proposes the insertion of a first-floor window on the principal (front) elevation of the existing dwelling fronting Kiln Ride Extension. The window would be clear glazed and would serve as a secondary outlook for the main window. The window would, with exception of its width, be of the same dimensions and appearance as the existing front facing window at first floor level.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Design and Character of the Area:

Along Kiln Ride Extension there is no set design of dwelling with many traditional style properties juxtaposed with contemporary types. The proposed window would be proportionate in size to the existing fenestration on the building's principal façade, while its dark coloured UPVC frame would also match the existing. As such, the proposal would not have an adverse impact on the visual amenity of the host dwelling or local character in accordance with Core Strategy policy CP3.

Neighbouring Amenity:

Due to the nature of the proposal, there are no concerns in respect of loss of light or overbearing impact. Outlook from the proposed window would be the same as the existing first floor front facing fenestration onto the private amenity space serving No.252A Nine Mile Ride opposite, rather than a direct outlook into this neighbouring property. Nonetheless, any potential views would be restricted by the mature trees and hedgerow adjacent to the property's boundary. As such, the proposal would not introduce any adverse overlooking opportunities onto neighbouring properties in accordance with Core Strategy policy CP3.

Other:

Due to the nature of the proposal, there are no concerns in respect of any other material considerations.

Subject to conditions, the application is acceptable and is therefore recommended for **approval**.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	9 September 2025
Earliest date for	12 August 2025

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	10 September 2025

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location – Finchampstead North*