

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250969
Site Address:	127 Reading Road, Finchampstead, Wokingham, RG40 4RD
Expiry Date:	29 July 2025
Site Visit Date:	10 June 2025
Proposal: Householder application for the proposed erection of a single storey side extension, two storey side and rear extension, with alterations to the front to include the erection of an entrance porch, changes to fenestration and demolition of existing car port.	

PLANNING CONSTRAINTS/STATUS

Countryside
Green Route
Bat Roost Habitat Suitability
Scale and Location of Development Proposals

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection
WBC CIL – Non liable development

External

None

REPRESENTATIONS

Finchampstead Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

The application site is located in the Countryside of Finchampstead, along Reading Road. The application proposes a two-storey development to the side (northwest) and rear elevations of the existing dwelling, a ground floor extension to the southeastern elevation, plus alterations to the elevational appearance of the property.

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 in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- It does not result in inappropriate increases in the scale, form or footprint of the original building.

The application property currently benefits from a large and established ground floor footprint, owing to the existing flat roofed components. The proposed development, whilst comprising a large increase in mass, would not considerably extend outside the areas of existing built form, thus safeguarding the countryside from encroachment. Incidentally, the added volume would be largely contained to first floor additions, but these would appear entirely proportionate within the context of the site, where other large properties are surrounded.

In line with the above, the additional bulk from the proposed development would not harm the countryside setting and the proposal is therefore considered to comply with policy CP11 in this respect.

Character of the Area: If Reading Road is characterised by any one attribute, this is its architectural diversity. Its mixture of boundary types, ranging from mature trees and hedging, to brick walling and timber fencing, frame a great variety of dwelling types, with large two storey properties being juxtaposed against modest chalet bungalows. The dwellings all express a great variety of materials, including brick, render, tiles and both traditional and coloured window frames. Furthermore, all the properties have

experienced development at different rates and in different ways, whereby design features such as front gables, box dormers and large two storey extensions can all be observed within the road.

In accordance with the above, whilst the large scale of the extension is noted, these identified characteristics of the street scene provide a greater scope and opportunity for development.

The proposed two storey side extension would be legibly set back from the existing front elevation of the property, helping to provide the visual sense of subservience that is of importance given the relatively large scale of the development. The extension would have two hipped roofs, with a central valley in between. Whilst a fairly unusual roof form for a development of this nature, this would help visually break up the run of additional built form, thus reducing the potential for an overly bulky appearance. Overall, when reflecting upon the well-considered proportions of the extension, along with the compliance with the Borough Design Guide in respect of being set back from the host dwelling and maintaining a 1 metre separation to the adjacent boundary, it is considered that the development would have an acceptable impact on both the character of the dwelling and wider area.

The two-storey rear extension, which incorporates into the two-storey side extension, would have a gable end, essentially continuing the architectural form of the existing dwelling. It would have limited street presence owing to its position to the rear of the property, thus raising no concerns on character grounds.

The single storey side extension, which is proposed to replace the existing car port, would appear as a subservient addition to the host dwelling, owing to its limited height and unimposing design.

The proposal seeks to utilise external materials and finishes that are a contrast to those of the existing property. These materials, notably being green framed windows and doors, and monocouche render for the external walling, would clearly affect the perception of the dwelling within the street scene. Nonetheless, there has been a great degree of personalization to neighbouring properties, such that the contemporary style of the altered dwelling would not negatively stand out amongst its surroundings.

Overall, the proposal would have an acceptable visual impact and would comply with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The proposed first floor windows on the rear elevation of the enlarged dwelling would provide oblique views of neighbouring gardens, however, this would not result in direct overlooking. There are also 3no. first floor side facing windows proposed, however, as these all serve non habitable rooms, they pose no added overlooking concerns.

Loss of Light & Overbearing: Despite the increase in mass caused by the rear extension, it is noted that the development would not significantly protrude beyond the rear elevations of the adjacent properties, whilst also maintaining modest separation

distances to the dwellings. Accordingly, there would be no direct impact upon the rear facing fenestration or the private garden of the neighbouring sites. Furthermore, the garage of No.129 separates the two properties, thus further mitigating the impact of the development.

Highway Access and Parking Provision: The existing driveway has ample room for more than three parking spaces to be provided by utilising the existing dropped crossing, thus no objection is raised from WBC Highways.

Landscape and Trees: The application form states that no trees or hedges need to be removed or pruned to carry out the proposal and the Trees Officer is satisfied that this is correct. The front of the site has driveway surfacing and shrub beds which will help protect roots of the large front boundary oak. Overall, there would be no harm to the Green Route as a consequence of the development.

Ecology: An emergence survey bat report has been submitted with the application. This appropriately demonstrates that no bats were observed to have used features throughout the property for roosting or feeding and no further surveys or mitigation would be required. An informative has been included to advise the applicants on the appropriate steps to take if bats were to be encountered prior to or during the development.

Conclusion: For all the above, the proposal is acceptable, and the application is 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:	29 July 2025

Earliest date for decision:	22 May 2025
------------------------------------	-------------

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	29 July 2025