

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260732
Site Address:	Oaklands Farm, Forges Lane, Finchampstead, Wokingham, RG27 0RB
Expiry Date:	21 May 2026
Site Visit Date:	Not required unless objection received
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 4m and the height of the eaves 2.7m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
26/71	Outline application for the erection of a dwelling house for agricultural workers	Approved 25/02/72
987/71	Dwelling house for agricultural workers	Approved 25/11/71
322/73	Farmhouse	Approved 19/04/73
1403/73	Double garage	Approved 27/09/72
980274	Application For Certificate Of Lawful Use Of Dwelling For Occupation By Non Agricultural Workers (Variation to condition 2 on approval 322/73)	Not proceeded with
000259	Application for certificate of lawful existing use of dwelling for occupation by persons not employed in agriculture.	Approved 11/05/00
052072	Proposed single storey front & rear extensions to dwelling and raising of roof to form rooms in loft space with dormer windows.	26/08/05 Refused

REPRESENTATIONS

Finchampstead Parish Council	No objection
Neighbours	None received

APPRAISAL

Site Description: The site is currently developed with an original single-storey

bungalow and a collection of ancillary buildings, including garages, car ports, outbuildings and a mobile home. These structures are dispersed across the plot and vary in quality, permanence, and appearance, resulting in a fragmented and visually untidy site layout.

Land/ Property Designations: There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).

The site is subject to potential bat roosting.

Consultation: All adjoining neighbouring properties were consulted on 16 April 2026 and given the statutory 21 days to respond. No objections have been received.

Assessment: The application has been assessed against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Prior approval is required for the enlarged part of the dwelling to the rear, which exceeds 4 metres in depth past the original rear wall.

The single storey rear extension which would extend beyond the rear wall of the by 8m, for which the maximum height would be 4m and the height of the eaves 2.7m.

This proposed enlargement does not however project beyond the rear elevation of the original dwelling by more than 8 metres, nor exceed 4 metres in height, and as such, falls within the scope of development permitted by Schedule 2 Part 1 A.4 (2) of the Order being followed.

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.

Conclusion: As no objections have been received as a result of the Neighbour Consultation Scheme, the prior approval of the Local Planning Authority is not required in this instance.

RECOMMENDATION

Recommendation:	Prior Approval not required
Date:	19 May 2026
Earliest date for decision:	7 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	19/05/26