

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242828
Site Address:	207 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QA
Expiry Date:	7 January 2025
Site Visit Date:	25 November 2024
Proposal: Householder application for the proposed erection of a single storey rear extension with installation of roof lights.	

PLANNING CONSTRAINTS/STATUS

Green Routes and Riverside Paths
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Landscape Character Assessment Area

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
04561	Two dwellinghouses and garages at 207 Nine Mile Ride, Finchampstead, Berks	Approve 7 th May 1976

CONSULTATION RESPONSES

Internal

WBC Highways
WBC Digital Solutions Scanning
WBC Landscape and Trees
WBC CIL

External

n/a

REPRESENTATIONS

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

APPRAISAL**Site Description:**

The site relates to a 1970s link-detached dwelling in Finchampstead. The site is located on a residential road and the garage access faces onto Bank Side at the rear of the property. The street scene on Nine Mile Ride comprises detached dwellings of different designs, mostly arranged in a uniform building line, except for the neighbouring bungalow at 205 Nine Mile Ride that is set back slightly. All properties in the street benefit from private driveways and front boundary treatments are a mixture of hedges, low brick walls and open plan design.

Proposal:

This application proposes a single storey rear extension with the installation of three rooflights and bifold doors. The extension will increase the size of the kitchen, dining area and create a shower room. A dividing wall will be constructed in the garage to create a storage area and enable the relocation of the utility room adjacent to the shower room. The rear extension will measure 6.3m meters in width, a maximum of 3.6 meters in height and 2.7 meters in depth. The extension will have a mono pitch roof that overlaps with part of the existing flat roof of the garage and will be 7.6m wide.

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.

Character of the Area:

The development is a rear single storey extension and will not be visible from the street. Moreover, proposed plan Rev B shows the external materials will be brick walls and concrete roof tiles to match the existing dwelling. Therefore, the

development will have minimal impact on the character of the local area and is also acceptable in relation to policy CP3 of the Core Strategy.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.
- Maximum eaves height and ridge height should be no more than those of the existing property.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The proposed extension will have a maximum eaves height of 3.6m and will extend beyond the rear elevation of the existing house by 2.7m. The eaves height at the point nearest to the neighbouring boundary will be 2.5m. Therefore, the development will comply with the recommended dimensions in the Borough Design Guide.

Neighbouring Amenity:

Overlooking: The development is single storey and there are no windows proposed in the side elevation. Therefore, there are no concerns about lack of privacy for neighbours.

Loss of Light: The development is single storey and will not result in any substantial loss of light to habitable rooms at 205 and 209 Nine Mile Ride.

Overbearing: As the development is single storey and modest in terms of size, shape and scale, there are no significant concerns of the development being overbearing.

Highway Access and Parking Provision:

Highways Officer response:

The proposal will reduce the number of habitable rooms from 7 to 6. As the existing garage of dimensions 5m x 2.6m does not fully meet the council's requirements for car parking, there is no loss of parking space. The existing driveway parking will be retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. No negative impact on abilities for cycle storage is expected, which is acceptable.

Therefore, the proposal will comply with Policy CC07 of The Local Plan Adopted 2019.

Landscape and Trees:

Trees and Landscape Officer response: The site is on a Green Route. A birch in the rear garden offers background green amenity to the Green Route and high local amenity to the road the rear garden abounds, Bank Side. The extension is subservient, will use existing external materials and be set back from the Bank Side. There will be scant views from the Green Route. In these ways the application appears to comply with relevant policies.

Tree Protection

To protect the roots and canopy of the birch tree at the rear of the site. Mesh

and stakes, or fencing to that standard, to be erected in an arc from/to the rear fence 2.5m from the stem of the tree. A photograph of the fencing in place to be submitted to the Authority to show compliance with the condition. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the area designated as being fenced off i.e. between the fence and the tree, or otherwise protected in the Approved Scheme. The fencing shall not be moved or removed, temporarily or otherwise to facilitate works associated with the Approved Scheme, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Therefore, the proposal will comply with Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character of The Local Plan Adopted 2019.

Ecology: The site is located within a Bat Roost Habitat Suitability Area. A valid bat survey wasn't submitted, however as the development does not involve works to the main roof a survey wasn't deemed necessary.

Conclusion: Subject to conditions, this application is acceptable and 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:	18 December 2024
Earliest date for decision:	3 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	19/12/24