

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261920
Site Address:	91 Finchampstead Road, Wokingham, RG41 2PE
Expiry Date:	8 October 2026
Site Visit Date:	18/09/2026
Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus changes to fenestration.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C2 – Mitigation of transport impacts and highway safety and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
101598	Proposed erection of a pair of wooden gates at	Refused,

	entrance to drive.	08/09/2010 Dismissed at appeal on 18/11/2010
062270	Proposed erection of a single storey rear extension to dwelling to form conservatory.	Approved, 18/09/2006
222139	Householder application for the proposed single storey front extension, to include porch. Single storey rear extension, to include rooflights. Part conversion of existing loft to create habitable accommodation plus changes to fenestration following demolition of existing conservatory.	Approved, 27/09/2022

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey detached house located in an established residential area that is predominately characterised by detached properties that vary in style and architecture.

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 proposed single story rear extension would have a flat topped, hipped roof design and would protrude 5.5 metres from the rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed extension would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts.

Highway Access and Parking Provision:

Following the proposed development, the existing kitchen area would be converted into a new bedroom, resulting in a total of seven habitable rooms within the dwelling. A dwelling of this size within an urban area would require a minimum of two off-street parking spaces. The submitted Site Plan demonstrates that the site could accommodate up to four off-street parking spaces, which would exceed the Council's parking requirements for a dwelling of this size. The proposal is therefore considered acceptable in terms of parking provision and would not give rise to any highway safety concerns.

Amenity Space:

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough and would result in the demolition of the existing rear conservatory.

The existing rear conservatory is single storey and primarily composed of glass and uPVC construction with an open roof void which is unsuitable for bats or other protected species. As such, there would be a negligible chance of bats being impacted by the proposals, therefore, a bat survey is not deemed necessary. Nonetheless, an informative is included advising the applicant of their obligations under the legislation in terms of protected species.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	Approval
Date:	7 September 2026
Earliest date for decision:	4 September 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.09.2026