

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260688
Site Address:	268 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT
Expiry Date:	25 May 2026
Site Visit Date:	11 May 2026
Proposal: Application to vary condition 2 of planning consent 233113 for the proposed single storey rear extension, single storey side extension following the demolition of the conservatory and a single storey rear extension to the existing garage. Condition 2 refers to the approved details and the variation is to increase the floor area and amend the design of the garage extension. (Retrospective)	

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 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 CC04 – Sustainable Design and Construction TB20 – Service Arrangements and Deliveries for Employment and Retail Use TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
991250	Proposed Demolition Of Existing Dwelling And Erection Of 2 Dwellings And Garages.	Refused 18/10/99. Dismissed at appeal 30/03/00.
002082	Proposed demolition of existing dwelling and erection of dwelling and garage	Approved 07/08/00
022319	Proposed single storey side extension to dwelling to form conservatory	Approved 07/03/02
233113	Householder application for proposed single storey rear extension, single storey side	Approved

	extension following the demolition of the conservatory and a single storey rear extension to the existing garage.	13/02/24
240926	Application for submission of details to comply with the following condition of planning consent 233113 dated 13/02/2024. Condition 4 Protection Of Trees.	Approved 10/06/24
242096	Application to vary condition 4 of planning consent 233113 for the proposed single storey rear extension, single storey side extension following the demolition of the conservatory and a single storey rear extension to the existing garage. Condition 4 refers to protection of trees and the variation is to amend the details relating to this.	Approved 24/10/24

CONSULTATION RESPONSES

Internal

WBC CIL: Not CIL liable

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	262 Nine Mile Ride: No objection

APPRAISAL

Site Description: Two storey detached dwelling with single storey garage in the front garden.

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.

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.

S73 of the Town and Country Planning Act 1990 provides the ability to vary a

condition on a planning permission. The Town and Country Planning (Development Management Procedure) (England) Order 2010 streamlined the procedure to enable local planning authorities to use its discretion on which statutory consultees should be consulted when such an application is submitted in order to speed up the system by being more flexible.

Section 73 of the Act instructs the Local Planning Authority to consider the variation to, or relief of conditions that are applied for which can be applied to retrospective development, stating that "if they [the LPA] decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted....they shall grant permission accordingly" (s.73(1)(a)). As such, the Local Planning Authority can grant permission unconditionally or subject to different conditions or alternatively refuse the application if it is deemed that the original condition(s) should remain in place.

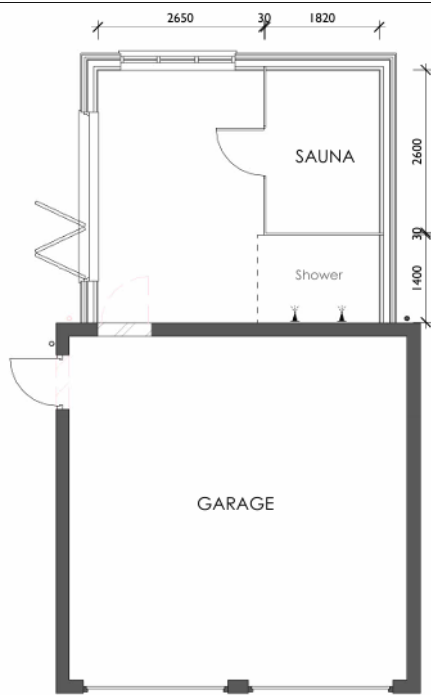
The development has commenced hence why the application is retrospective.

The principle of development at the site was established with the granting of 233113. Condition 2 refers to approved details.

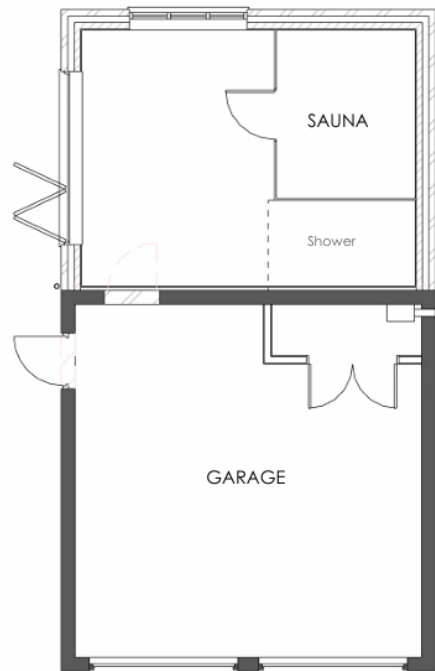
Countryside: The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

Given the minor changes, the proposal is of an appropriate scale within the context of the site. The additional bulk from the proposed development will therefore have no impact on the character or appearance of the countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: The proposal is to increase the width of the extension to match the width of exiting garage, by approx. 0.38m either side (left image- approved 233113 and right image- proposal for 260688).



GROUND FLOOR PLAN



GROUND FLOOR PLAN

The increased width of the single storey flat roofed extension to the existing garage would not harm the character of the area given its significant set back from the road as well not being visible from the public locations. Given the change is minor it would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity: Given the site's location and natural screening, the minor changes would not result in overlooking, loss of light or overbearing.

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:	Approve
Date:	21 May 2026
Earliest date for decision:	22 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	22/05/26

PLANNING CONSTRAINTS/STATUS
Insert where relevant