

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260320
Site Address:	Cherrylands, New Mill Road, Finchampstead, Wokingham, RG40 4QU
Expiry Date:	7 April 2026
Site Visit Date:	9 September 2025
Proposal: Householder application for proposed erection of single storey rear extension, first floor rear extension alongside the demolition of two existing outbuildings and a single storey side extension.	

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 CP8 – Thames Basin Heaths Special Protection Area 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 CC04 – Sustainable Design and Construction TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
13833	Single storey addition of conservatory at rear, new bay window to study at front, and additional bedroom at first floor level over utility room.	Approved (Date illegible)
081713	Proposed erection of replacement two storey garage, with games room over, plus demolition of existing garage and garden store.	Withdrawn
081714	Proposed raising of existing roof to provide increased first floor living accommodation to side, first floor extension with revised roofline and insertion of new dormer window to rear, and increase in chimney height	Approved 27/06/2008
101531	Erection of detached garage, with additional storage.	Refused 14/06/2010
112403	Application for a certificate of lawfulness for the proposed erection of an outbuilding less than 4m high.	Refused 28/09/2011
251650	Householder application for the proposed erection of a single-storey rear extension, two-storey rear extension with balcony, loft conversion creating habitable room with 2 no. rear dormers, changes to fenestration and demolition of existing conservatory and of two outbuildings.	Approved 26/01/2026

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to conditions
WBC Ecology

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey side/rear extension to provide an enlarged kitchen/dining/family room and a utility room/pantry and an office. First floor rear extensions to allow for larger bedrooms and ensuite bathrooms. Plus, a loft conversion facilitated by the raising of the roof, 2 no. rooflights

to either side elevation, and 2 no. flat roof dormers to the rear elevation, which would provide a home cinema, bedroom and bathrooms. A single storey side extension to provide a garage. Additionally, the two existing outbuildings are being demolished, and a bat shed is being erected to the side of the property in the large rear garden.

The previous application at this site, 251650, sought permission for the same works, just without the single storey side extension to provide the garage. Notwithstanding this, a full assessment of the current proposal is included below.

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 outside of settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that proposals outside of development limits will not normally be permitted except where it does not result in an inappropriate increase in scale, form or footprint of the original building. 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 part single storey, part two storey rear extensions at ground floor and first floor level 'square off' the existing property, turning the existing irregular shape to a more uniform square/rectangular shape. There is however, the addition of the single storey side extension to form the garage, but this appears wholly subservient to the main dwelling and does not impact upon the appearance of the main dwelling or wider character of the area.

The maximum width of the dwelling is only being increased where the garage extension is being added, and this adds a further 5.2 metres to the width. In terms of the length, the building is being increased by 1 metre at ground floor level and 1.5 metres at first floor level. Where the dwelling shape is being made more uniform, the footprint of the property is being increased by approximately 104m², which is an increase of just under two thirds. But, the two existing outbuildings in the rear garden are being removed, and these have a combined footprint of 80m². Therefore, the increase of 104m² is largely offset by the loss of the outbuildings. However, a bat shed is also proposed, and this would have a footprint of approximately 19.4m². Overall, in terms of footprint, there would only be a net gain on site of around 43m², which compared to the existing footprint of 237m² is only an 18% increase. It is therefore not considered that the proposed extensions and bat shed would result in an inappropriate increase in footprint from the original buildings on site.

In terms of scale and built form, the majority of the proposed extensions are located to the rear of the dwelling where they would not be visible from the public domain. Additionally, the proposed front elevation largely reflects the existing front elevation with the main notable difference being the increase in ridge height of 1.3 metres. Overall, it is not considered that the proposed alterations, when viewed from the public realm, would lead to an inappropriate increase in scale and built form, and therefore the proposal demonstrates that it complies with Policies CP3 and CP11 of the Core Strategy.

Neighbouring Amenity:

None of the proposed works would have any impact on neighbouring amenity as the nearest neighbouring property is Foxtwist Farm which is on the other side of New Mill Road and approximately 80 metres from the application dwelling.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Landscape and Trees:

The Council's Landscape and Trees Officer has no objection to the proposal as it will have no detrimental impact on the adjacent trees. To ensure that this is the case, they have suggested a condition for the protection of trees to ensure works are carried out in accordance with the submitted tree survey. Accordingly, this condition is recommended.

Ecology:

The Council's Ecology Officer has not provided a formal response to this application. However, the only difference between this current proposal, and the previously approved application 251650, is the inclusion of the single storey side extension for the garage. Therefore, the conditions on the previous permission that were attached to ensure protected species were not adversely impacted, are also recommended for this application.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	1 April 2026
Earliest date for decision:	5 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	1 April 2026

