

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252697
Site Address:	121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG
Expiry Date:	23 March 2026
Site Visit Date:	Site visit made for original application (09/06/25)
Proposal: Application to vary condition 2 and remove condition 11 of planning consent 251223 for the proposed erection of 1no. dwelling and demolition of existing dwelling and outbuildings. Condition 2 refers to the approved details and 11 to foundation design, and the variation is to relocate the footprint of the consented dwelling by circa 1.8m to the south.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP5 – Housing Mix, Density and Affordability 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 CP17 – Housing Delivery
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 CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside SS10 – Meeting our housing needs

Plan Update (LPU) Those highlighted in yellow hold moderate weight, all others hold limited weight	CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging H1 – Housing mix, density and standards H2 – Presumption against residential losses H6 – Self-build and custom build H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain 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 HC5 – Environmental protection HC7 – Light pollution HC8 – Noise pollution HC9 – Contaminated land and water HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Finchampstead Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
252908	Application for non-material amendment to planning consent 251223 to alter the description of development and the wording of condition 13 to enable the existing dwelling to be retained for six months following first occupation of the proposed dwelling	Approved 02/12/25
251223	Full application for the proposed erection of 1no. dwelling, following demolition of existing dwelling and outbuildings.	Approved 26/08/25

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection

WBC CIL – Development is CIL liable as it results in the creation of a new dwelling

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description

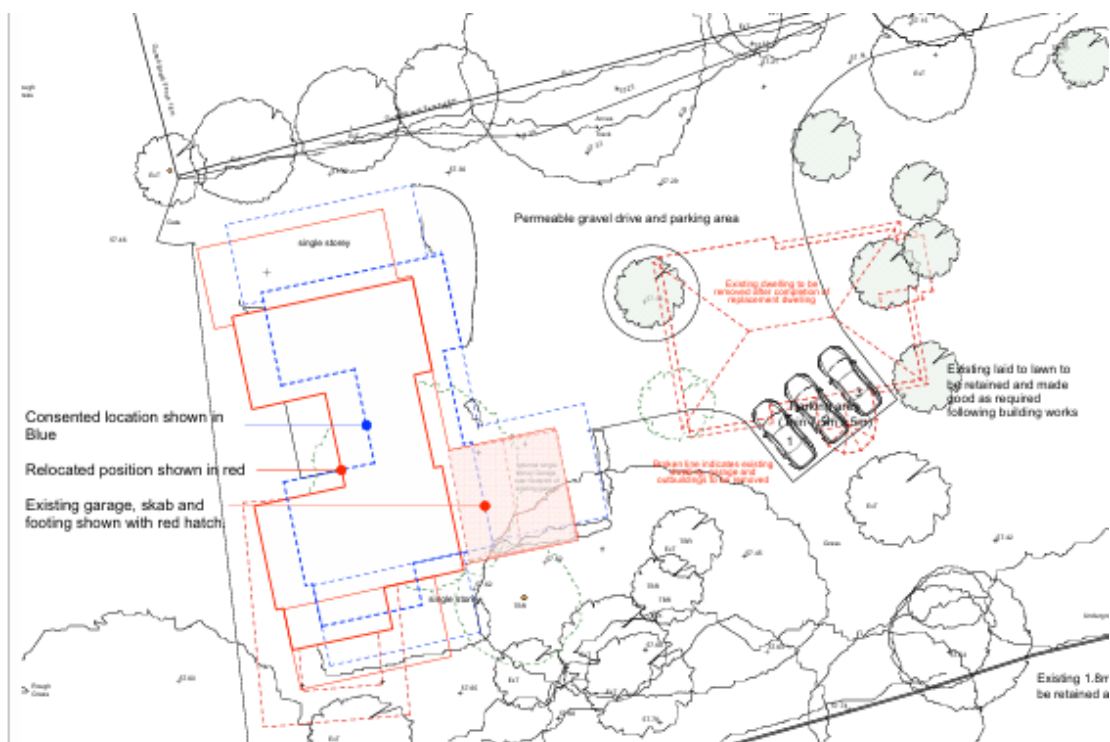
121 Nash Grove Lane is a detached bungalow, set back from the road, behind no. 117. It is accessed via a private driveway/ access track. Surrounding the site are residential dwellings that do not have a linear arrangement, with examples of 'backland' development. To the south-west of the residential plot is a paddock, in the ownership of the applicant. Beyond that is Rooks Nest SANG.

Proposal

Planning permission was granted for 1 no. detached dwelling with associated parking. Variations are sought to this approved scheme. Since then, and as can be seen in the planning history, a non-material amendment has been approved to amend the description of development so that the existing dwelling could be retained until the proposed dwelling has been completed (to allow the applicant to remain living on site) and consequently condition 13 updated to reflect this arrangement.

Now, condition 2 (approved plans) is sought to be varied with the footprint of the proposed dwelling being relocated 1.8m to the south and west in order for the proposed garage to be constructed on the foundations of the existing garage, which will negate the required for excavation and no-dig construction within the root protection area of on-site trees. As a result, condition 11 is proposed to be removed which required a no-dig foundation design for the garage to be submitted to and approved in writing by the local planning authority.

For context, below shows the originally approved siting of the dwelling against the proposed siting under this variation application:



Assessment

The principle of development was considered and accepted in the report for the original application. Officers see no reason for the LPA to adopt an alternative view on the principle of development.

As such, this application (and assessment) will only focus on the proposed changes in the development and their impact on relevant material considerations.

Character of the Area:

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. Section 12 of the NPPF (2024) focuses on good design being a key aspect of sustainable development.

The re-siting of the dwelling by 1.8m to the south/ west would not result in a substantial change to the overall design or appearance of the dwelling. Due to the site's 'backland' arrangement, it has limited visibility in the wider street scene and as such a marginal shift of the footprint will not be prominent. The scheme would not see any change to the scale or size of the dwelling, just its positioning.

In the context of the approved scheme, the proposed re-siting is relatively minor, and will still leave sufficient room around the entirety of the dwelling so as to appear suitably positioned in the plot.

Neighbouring Amenity:

Policy CP3 of the Core Strategy states that development should not have an adverse impact on neighbouring properties.

The dwelling would be sited 1.8m further to the west and south. To the west is a paddock and so its repositioning closer to this boundary would not impact any neighbour. To the south, the dwelling would be located marginally closer to no. 113 Nash Grove Lane. However, there would still be a separation distance in excess of 30m with this neighbour which is sufficient distance to ensure there would not be a substantial loss of privacy, light or overbearing impacts to this neighbour.

No other neighbours are considered to be adversely affected by the amendment.

Trees:

Policy CC03 of the MDD aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping

To support this application, an Arboricultural Report (Rev B) by Mark Welby dated 19th February 2026 has been provided in addition to a letter from Wallace Bacon Consultants dated 17th February 2026 (Structural Engineers).

The information provided from the Structural Engineer confirms that the existing garage foundations can be reused for the new garage structure and the Arboricultural Report has been updated to reflect this. As such, there the LPA no longer require a no-dig foundation as required by condition 11 and the WBC Tree Officer raises no objection to the removal of condition 11.

As revised arboricultural report has been provided, condition 10 (adherence to arboricultural report) will also be updated to refer to this report.

As the revised location of dwelling is shown closer to the western boundary, the landscape scheme to be submitted for condition 8 will need to provide appropriate landscape treatment (hedgerow) to the western boundary of the site with the adjacent paddock. This will be reminded to the applicant via an informative.

Other Matters

The re-siting of the proposed dwelling would not result in adverse impact in terms of the other material considerations originally considered in the original application and no new material considerations have emerged under this application.

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:	Yes
Recommendation:	Approve with amended condition 2 and removal of condition 11. All other conditions attached to planning permission 251223 are relevant and will be once again applied.
Date:	18 March 2026
Earliest date for decision:	18 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18/03/26

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 4

#	NAME
1	Outside Development Locations
2	Within Modest or Limited Development Locations
3	Within Modest or Limited Development Locations
4	Within All Development Locations

Scale and Location of Development Proposals | Total count: 2

#	FEATURE_TYPE	NAME
1	Countryside	Countryside
2	Modest Development Locations	Finchampstead North

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Byway open to all traffic

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 300 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 11

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	US989	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	US990	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UT989	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	UT990	Ecology Officer, Green Infrastructure Team

5	Bat survey required for planning applications that involve roof modification or demolition.	UU989	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	UU990	Ecology Officer, Green Infrastructure Team
7	Bat survey required for planning applications that involve roof modification or demolition.	UV991	Ecology Officer, Green Infrastructure Team
8	Bat survey required for planning applications that involve roof modification or demolition.	UW989	Ecology Officer, Green Infrastructure Team
9	Bat survey required for planning applications that involve roof modification or demolition.	UW990	Ecology Officer, Green Infrastructure Team
10	Bat survey required for planning applications that involve roof modification or demolition.	UX988	Ecology Officer, Green Infrastructure Team
11	Bat survey required for planning applications that involve roof modification or demolition.	UX989	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-es=11401&location=479935,165401%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Finchampstead Forested and Settled Sands

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Finchampstead Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Finchampstead CP	0 m