

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261931
Site Address:	25 Kelsey Avenue, Finchampstead, Wokingham, RG40 4TZ
Expiry Date:	8 October 2026
Site Visit Date:	18/09/2026
Proposal: Householder application for the proposed erection of a single storey side and rear 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species
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 C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity 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
261183	Householder application for the proposed erection of single storey rear and side extension.	Approved, 26/06/2026
250523	Householder application for the proposed single storey front extension to form a porch.	Approved 03/04/2025
171094	Householder application for the proposed erection of a single storey front extension and conversion of existing garage to habitable accommodation.	Approved 31/05/2017
062546	Proposed first floor side extension to dwelling and single storey rear extension.	Approved, 18/07/2006

CONSULTATION RESPONSES

Internal

WBC Highways – Further information requested.
WBC CIL – No comments received.
WBC Ecology – No comments received.
WBC Green Infrastructure – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council – No objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description and Proposed Development:

The application site comprises a two-storey detached property situated within a small close off Kelsey Avenue. The surrounding area is characterised by detached, properties set in discernible groupings which are distinguished by repeated house type.

Planning permission is sought for the erection of a single storey side and rear extension. This application follows a broadly similar scheme approved under 261183, which comprised a side extension to accommodate a shower and utility room, alongside the rounding off of the kitchen. The current proposal effectively expands this footprint to include a home office.

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-storey side extension would project up to 3.8 metres towards the south-western boundary. Due to its scale and design, the proposal would read as a subservient addition to the host dwelling. The use of matching materials would enable the proposal to integrate with the character of the existing property. Furthermore, it will be well screened from the public realm, ensuring that its visual impact is limited. As a result, the proposal would not adversely impact the character of the.

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 submission of a parking plan on 09/09/2026, the three off-street parking spaces shown would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Ecology:

The site is located within a habitat type known to support bat roosts across the borough. However, as the proposal does not involve the demolition of or alterations to any roof voids, a Preliminary Bat Roost Assessment is not required. Nonetheless, a suitable informative will be attached to any approval to remind the applicant to cease works and consult a qualified ecologist should bats be discovered during construction.

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:	30 September 2026
Earliest date for decision:	8 September 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.10.2026