

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261028
Site Address:	Sandastra, Heath Ride, Finchampstead, Wokingham, RG40 3QE
Expiry Date:	27 July 2026
Site Visit Date:	3 June 2026
Proposal: Householder application for the proposed erection of a single storey front extension to form porch, hip to gable roof to the front elevation and changes to fenestration including changes to bay window configuration.	

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
980022	Proposed Two Storey Rear Extension To Dwelling And Single Storey Side Extension To Form Garage	Approved 26/09/98
110309	Proposed erection of two storey side extension and single storey rear extension to dwelling. (Demolition of existing garage)	Approved 07/03/11
142229	Proposed erection of a two storey side extension to dwelling.	Approved 20/10/14

CONSULTATION RESPONSES

Internal

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached dwelling.

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 Borough Design Guide states *“porches should generally project less than 2m forward of the building line”*. The flat roof front porch with stepped access would project approx. 3.20m, thus not complying with the BDG. However, given the sites large front driveway and set back from the road by approx. 8.90m as well as the varied street scene with no set character it's considered it would not harm the street scene. It's considered to be a minor and subservient feature which would not harm the character of the area.

Gable glazing window for bedroom 4 in the front elevation will increase the size of the window, but is a minor alteration which would not harm the street scene.

The alterations to the bay windows from splay to square bays will not materially alter the scale, proportions or visual prominence of the bay window and would remain in keeping with the character of the host property and surrounding residential development.

The change in roof form of the front dormer from hip to gable is a minor alteration which would not harm the character of the area due to varied style and design of properties along Heath Ride.

The rear fenestration changes would not be visible from the public realm and as such would not harm the character of the area.

The walls and roof tiles would match the existing, however the windows and doors would be changed from brown to grey. Whilst white and brown are most commonly used, given the varied style and design of properties along the road, such alteration would not harm the street scene.

Neighbouring Amenity:

Overlooking: The openings to the front would be similar to the existing arrangement with similar outlooks, thus no overlooking concerns.

The changes to the rear includes 2 way sliding door for living room and 3 way sliding door and gable glazing above for dinning room. The sliding doors would be screened by the existing boundary treatment, thus no overlooking concerns. The gable glazing above the dinning room would not result in any raised outlook but a feature to allow for more natural light to enter the room, thus no overlooking concerns.

Loss of Light/Overbearing: Given the nature of the proposal, there are no loss of light or overbearing concerns.

Ecology: The submitted Preliminary Bat Roost Assessment concludes *“The property was assessed as having negligible suitability for roosting bats. No further surveys are required and the works can proceed with precautionary mitigation measures in place”*.

The site falls within a NatureSpace green impact risk zone for great crested newts (GCN), and impacts upon this species are therefore considered highly unlikely. The proposed works will take place on existing hardstanding and building footprint, and will not affect any watercourses.

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

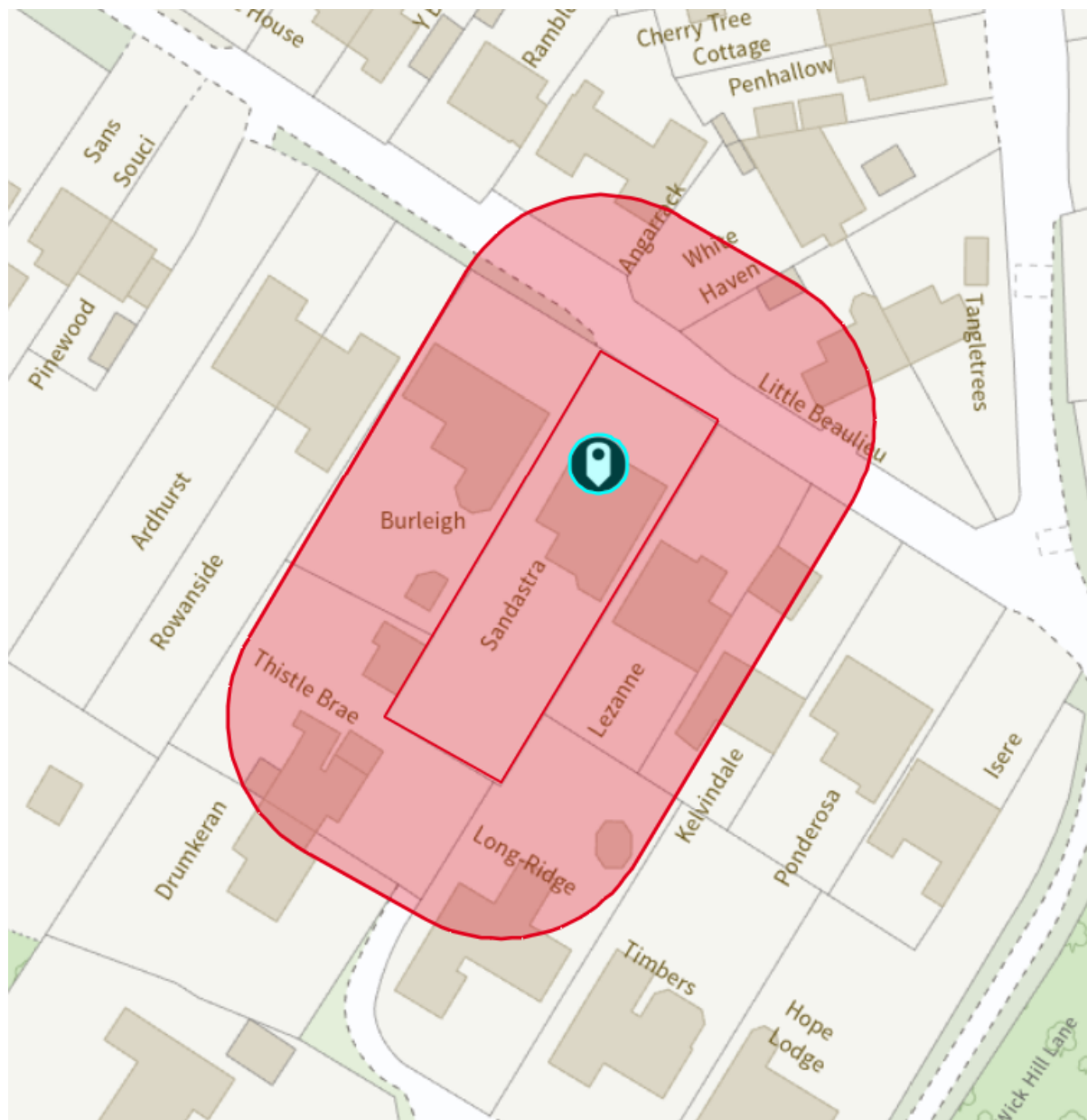
Conditions agreed:	Not required
Recommendation:	Approve

Date:	15 July 2026
Earliest date for decision:	23 June 2026

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	16 July 2026

PLANNING CONSTRAINTS/STATUS

Me Report



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Affordable Housing Thresholds | Total count: 3

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

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	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
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1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Restricted Byway
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Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
2	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 1	Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
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1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 90 metres (295.3 feet)	YES	YES

Bat Roost Habitat Suitability | Total count: 9

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	WR1062	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	WS1060	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	WS1061	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	WS1062	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	WS1063	Ecology Officer, Green Infrastructure Team

6	Bat survey required for planning applications that involve roof modification or demolition.	WT1060	Ecology Officer, Green Infrastructure Team
7	Bat survey required for planning applications that involve roof modification or demolition.	WT1061	Ecology Officer, Green Infrastructure Team
8	Bat survey required for planning applications that involve roof modification or demolition.	WT1062	Ecology Officer, Green Infrastructure Team
9	Bat survey required for planning applications that involve roof modification or demolition.	WU1060	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	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=11401&location=479935,165401%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

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