

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260696
Site Address:	Santolina, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB
Expiry Date:	20 August 2026
Site Visit Date:	29 June 2026
Proposal: Householder application for raising and forming new pitched roof, loft conversion, single storey rear extension and installation of 7 no. pitched roof dormers and 6 no. skylights, including a front porch extension following demolition of the pool room.	

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 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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Finchampstead Neighbourhood Development Plan

PLANNING HISTORY		
Application No.	Description	Decision & Date
990504	Proposed Single Storey Front Extension To Dwelling To Form Conservatory	Approved: March 1999

CONSULTATION RESPONSES	
Internal	
WBC Drainage – No objection subject to a condition WBC Landscape and Trees – No objection subject to condition WBC CIL – CIL liable development WBC Ecology – Request further information	
External	
None	

REPRESENTATIONS

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

APPRAISAL

Context: The application site is accessed via a modest lane extending from Nine Mile Ride, serving a mix of residential and agricultural uses. The surrounding pattern of development is sporadic.

This application seeks planning permission for the enlargement of the existing property. The proposal would largely retain the existing footprint of the dwelling, with the principal visual change arising from the increased ridge height associated with the proposed roof alterations. There would also be changes to the rear through the replacement of the pool room for a new ground floor extension.

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 the countryside and is therefore subject to Policy CP11 of the adopted Core Strategy, which seeks to strictly control development outside defined settlement boundaries. Policy CP11 states that development in such locations will not normally be permitted unless it meets specified exception criteria. Of particular relevance to this proposal is the requirement that development:

- does not lead to excessive encroachment or expansion of built form away from the original buildings; and
- does not result in inappropriate increases in the scale, form or footprint of the original building.

In this instance, the proposed development would remain closely associated with the existing dwellings footprint and would be contained within its established residential setting. The scheme would not extend development into the wider countryside beyond the existing envelope of built form, and as such would not result in excessive encroachment or an expansion of the developed footprint in the rural context. Notably, the removal of the existing pool house to facilitate the proposed rear extension would reduce the overall extent of built development on the site, resulting in a localised enhancement in countryside terms.

Whilst the proposal involves an increase in ridge height and a degree of additional bulk, this must be considered in the context of the site's generous plot size and its established pattern of development. The resultant dwelling would remain proportionate

to its curtilage and would not appear excessively large or dominant within the site or its surroundings. The prevailing character of the area is defined by spacious plots accommodating large, detached dwellings of varying scale and form and in this context, the proposed enlargement would appear commensurate with the surrounding built form.

Taking the above into account, the proposal would not give rise to harmful encroachment into the countryside, nor would it represent an inappropriate increase in the scale, form or footprint of the original dwelling. The development is therefore considered to comply with the objectives of Policy CP11.

Character of the Area: Built form within the surrounding area is sporadic in nature, comprising detached dwellings of varying scale, form and architectural design. This reflects the informal pattern of development that is characteristic of the rural setting. The host dwelling forms part of this established pattern and is experienced as a well-contained element within its generous plot.

Importantly, whilst the proposal seeks to extend and remodel the existing dwelling, the fundamental form and siting of the property would remain largely unchanged. The development would not result in any increase to the existing footprint, and the principal gable feature would be retained. The addition of seven dormer extensions would sit comfortably within the enlarged roofscape and would appear as subordinate elements to the enlarged dwelling.

The proposed works would not disrupt the loose grain of development or the sense of openness that defines the character of the area. The enlarged dwelling would remain set within a spacious plot, with sufficient separation from neighbouring properties and site boundaries to preserve the low-density and verdant qualities of the countryside setting.

Furthermore, given the varied scale, form and architectural styles of surrounding dwellings, the resultant built form would sit comfortably within the existing street scene and would not appear visually incongruous.

The external materials would also be amended, with the existing brickwork being replaced with a rendered finish as the primary finish. Given the prevalence of varied materials within the locality, this approach is considered acceptable and would not appear out of keeping with the character of the area.

Overall, the proposal is considered to accord with Core Strategy Policies CP1, CP3 and CP11.

Neighbouring Amenity: As stated above, the application site is located centrally within a large plot, preventing any adverse impact to neighbouring sites arising from the proposed development.

Flooding and Drainage: WBC Drainage has requested further details to be submitted prior to the commencement of development. However, given that the site is located within Flood Zone 1 and the proposal is of a relatively modest scale, this requirement is not considered proportionate. As such, it has not been secured by condition.

Landscape and Trees: There are two mature trees situated adjacent to the northern side of the existing dwelling. Whilst these trees make a modest contribution to the verdant character of the site and its countryside setting, it is acknowledged that their removal may be necessary to facilitate construction of the proposed extension. Given their poor condition and constrained relationship with the proposed development, the Council's Trees Officer has raised no objection to their removal if this was to occur.

The Trees Officer has however requested the submission of landscaping details prior to the commencement of development in order to understand the landscaping strategy for the site. However, having regard to the localised nature of the proposal, it is considered that the imposition of such a requirement would be disproportionate in this instance. Furthermore, the site would retain a substantial degree of existing vegetation and landscaping, ensuring that its verdant character and contribution to the wider countryside setting would be preserved.

Ecology: A Preliminary Roost Assessment undertaken in June 2026 recorded a small number of common pipistrelle droppings within the roof space of the application dwelling, indicating the presence of an occasionally used day roost by individual bats. Consequently, further emergence surveys were undertaken in June and July 2026 to establish the nature and extent of bat usage.

The emergence surveys found that no bats were recorded emerging from the dwelling on either survey occasion. The report concludes that bat activity at the site is low and that the dwelling functions as an occasionally used day roost for individual common pipistrelles only. The site was assessed as being of limited ecological value.

Notwithstanding the above, the ecological assessment identifies that the works have the potential to disturb or destroy the existing roost and therefore concludes that a European Protected Species Licence (EPSL) will be required prior to commencement of works affecting the roof. Provided this is secured via condition and works are carried out in accordance with the approved mitigation measures, there is no ecological objection to the proposed development.

Conclusion: For all the above, the proposal is acceptable and the application is recommended for approval.

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
Date:	10 August 2026
Earliest date for decision:	12 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11 August 2026

PLANNING CONSTRAINTS/STATUS

- *Countryside*
- *Bat Roost Habitat*
- *Great Crested Newt Red Impact Zone*