

**Rushmere Lodge, Nine Mile Ride, Finchampstead,
Wokingham, RG40 4QB**

Planning, Design and Access Statement

July 2026





Contents

Section 1 Introduction	1
Section 2 Site and Surrounding Area	3
Section 3 Proposals.....	9
Section 4 Planning Policy Context	13
Section 5 Planning Considerations	17
Section 6 Conclusions	24



Section 1

Introduction

- 1.1. This Planning, Design and Access Statement accompanies an application for householder planning permission at Rushmere Lodge, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 4QB:

Householder application for the proposed erection of two storey side and front extension, single storey rear extensions and first floor extension with associated alterations to the oil tank, installation of sewage treatment works, access, car parking and landscaping.

- 1.2. The application site is shown outlined in red within Figure 1.

Figure 1: Site Location Plan



- 1.3. This application is a resubmission of an expired planning application (210298) that was granted permission by Wokingham Borough Council on 12 May 2021. There are no material changes to the proposal that would justify a different decision being reached as the application site and proposal is essentially the same as previously submitted.
- 1.4. The 2021 approval was also itself a resubmission of an expired planning application (F/2013/1052) granted permission in 2013. The only difference between the 2021 and 2013 approvals was the inclusion of sewage treatment works in the 2021 scheme.
- 1.5. The proposal provides an opportunity to provide more spacious accommodation at the property by increasing the number of bedrooms from 3 to 5 and providing enlarged living space. The proposed extensions are sympathetically designed and will enhance the character and appearance of the site and surroundings. The proposal will also safeguard the countryside setting that the site falls within and ensure no material harm to residential amenity, existing retained trees or the site's ecology.
- 1.6. This report presents the proposals in the context of the key relevant planning policy considerations and is set out under the following headings:
 -  Site and Surrounding Areas
 -  Proposed Development
 -  Planning Policy Context
 -  Planning Considerations
 -  Conclusions
- 1.7. In addition to the accompanying existing and proposed plans, the following supporting documents are submitted with this application:
 -  Tree survey January 2021 prepared by Arbtech
 -  Bat survey and Preliminary Roost Assessment Aril 2026 prepared by Arbtech



Section 2

Site and Surrounding Area

- 2.1. This section of the report considers the site's immediate and wider context.
- 2.2. Nine Mile Ride runs in a west to east direction through Finchampstead and possesses secondary roads, also called Nine Mile Ride, which branch off to form cul-de-sacs. An aerial view of the site is shown on figure 2.

Figure 2: Aerial View of the site



- 2.3. Rushmere Lodge is a detached three-bedroom bungalow situated on a roughly rectangular 1610m² site on the west side of one of these secondary roads. The property is approximately 1km west of Finchampstead. The dwelling is brick built and has a pitched roof. It is believed to have been constructed in the post-war period and is modern in appearance. It has a long rear garden and a garden and driveway to the front. The depth of the plot ranges between 56m and 68m. A photo of Rushmere Lodge is shown below within Figure 3.
- 2.4. The site is accessed via a single lane private drive on its eastern boundary off Nine Mile Ride.

2.5. The surrounding area is predominantly residential in character. Rushmere Lodge is situated in between the Pentre, a residential dwelling, and a detached dwelling at Coleshill Farm. The dwellings are set within large plots, surrounded by mature vegetation. In terms of its immediate surroundings:

- To the east on the opposite side of Nine Mile Ride are dwellings known as Denewood and Santolina and several stables.
- To the west lies trees, a pond and open space. Further to the west (approximately 250m away) lies dwellinghouses fronting Park Lane and their associated rear gardens.
- To the north lies a Coleshill Farm which contains a detached dwelling fronting Nine Mile Ride.
- To the south lies the Pentre, a detached dwelling.

Figure 3: Front elevation of Rushmere Lodge



2.6. The application site is in the open countryside. The National Planning Policy Framework (NPPF) (December 2024) states that planning should, amongst other things, recognise the intrinsic character of the countryside.

Designations

2.7. The site is subject to the following designations according to the adopted Wokingham Council Policies Map:

-  Countryside
-  Affordable Housing Thresholds: Outside Development Locations
-  Special Protection Area (SPA) Linear Mitigation Zone
-  AWE: 12km Zone (Consultation Zone - Major Nuclear Site)
-  Aerodrome Safeguarding: Farnborough Consultation Zone
-  Aerodrome Safeguarding: Heathrow Consultation Zone SU7764
-  Bat Roost Habitat Suitability Model (Bat survey required for planning applications that involve roof modification or demolition)
-  SSSI Impact Risk Zone (Natural England Consultation)
-  Potentially Contaminated Land Consultation Zone
-  Water Utility Consultation Zone
-  Landscape Character Assessment 2019 (Finchampstead Forested and Settled Sands)

- 2.8. The site is not subject to an Article 4 Direction.
- 2.9. There are no listed buildings on or in the immediate vicinity of the site. The site is not in a Conservation Area.
- 2.10. The site is in Flood Zone 1 (low flood risk) with some risk of surface water flooding in the western part of the site on the part of the site closest to the pond to the rear of the site.

Planning History

- 2.11. The table below lists the relevant planning history of the application site.

Reference	Description	Decision	Date
1048/54	Garage and access	Approved	
F/2013/1052	Proposed two storey side extension following removal of existing detached garage together with front and rear infill extensions and raising the ridge height of the current bungalow to form two a storey, chalet style residential dwelling with internal garage. Close	Approved	16/07/2013

	existing vehicular access and form new access with realigned private driveway.		
210298	Householder application for the proposed erection of two storey side and front extension, single storey rear extensions and first floor extension with associated alterations to the oil tank, installation of sewage treatment works, access, car parking and landscaping	Approved	12 May 2021

- 2.12. We also note that the officer's report for application reference 210298 notes the following historic applications in the site's history:

PLANNING HISTORY		
App No.	Description	Decision/Date
09337	Renovations and extensions	Refused 26 October 1978
09879	Alterations and additions	Refused 15 February 1979
10441	Renovation and extension	Approved 26 March 1979
11287	Garage	Approved 17 July 1979

- 2.13. As mentioned in the Introduction, this planning application is a resubmission of the previous application (reference 210298) approved on 12 May 2021 with no material changes to the proposal. This application was approved subject to the following conditions:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. Approved details - This permission is in respect of the plans numbered: 001, dated January 2021 WSD/427-004, dated September 2012 WSD/427-008, dated May 2013 ES 8, Rev A, dated 20 July 2014 Treatment Plant drawing dated 9 November 2020 All received 29 January 2021 The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

3. Protection of trees - No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. It shall confirm that new service routes can be installed with a minimum impact on the roots of T4 and any other trees within the site. No development or other

operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme). No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

4. Landscaping details - Prior to the commencement of the development, a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. It shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained and include hard and soft landscaping and mitigation proposed for new driveway, with reference to the Arboricultural Method Statement. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

5. External materials - Except where stated otherwise on the approved drawings and the application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

6. Parking to be provided - No part of the extension hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

7. Obscure glazing - The side window to the family room on the ground floor and the side window to the ensuite on the first floor of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

8. New windows - Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

- 2.14. As there are no material changes to the proposal from the previous scheme, and in our opinion, this planning application should be granted as explained in further detail in the 'Planning Assessment' chapter of this report.



Section 3

Proposals

- 3.1. The application seeks householder planning permission for the following development:

Householder application for the proposed erection of two storey side and front extension, single storey rear extensions and first floor extension with associated alterations to the oil tank, installation of sewage treatment works, access, car parking and landscaping.

- 3.2. It is important to note that the proposal is a resubmission of application reference 210298 for the same development which was approved in May 2021 and has now lapsed.
- 3.3. The residential use (use class C3) of Rushmere Lodge will remain unchanged by the proposal.
- 3.4. The proposals involve the following:
- ☐ Construction of a side extension and an increase in ridge height to create first floor accommodation (five bedrooms and two bathrooms on the first floor with two front facing and four rear facing dormer windows).
 - ☐ Improvement to the amount and arrangement of living accommodation.
 - ☐ GIA Increase of first floor accommodation to 173m²
 - ☐ Proposed ground floor GIA of 173m² (including integral garage)
 - ☐ Construction of raised patio to the rear
 - ☐ Relocation of the site access and realignment of the driveway
 - ☐ Replacement 1.8m high close boarded fence to the northern side boundary and a fence to match existing along the front boundary with infilling where the access is being removed.
 - ☐ Installation of oil tank to front of dwelling.
- 3.5. A proposed site plan, an existing ground floor plan and other proposed plans are provided below.

Figure 4: Proposed site plan

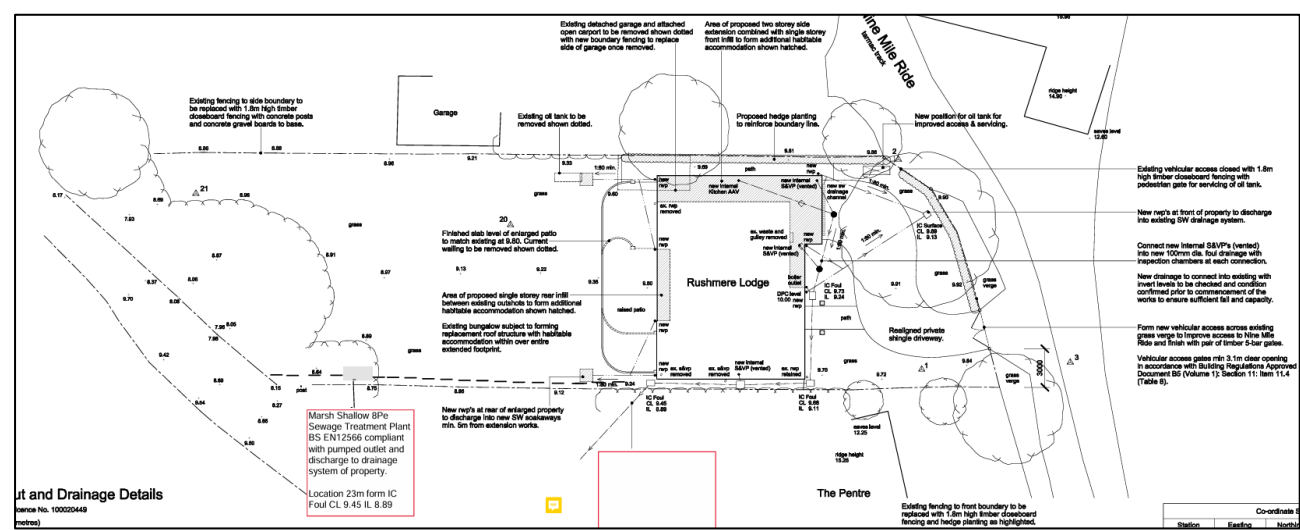


Figure 5: Existing Ground Floor Plan



Figure 6: Proposed Ground Floor Plan



Figure 7: Proposed front and side elevation

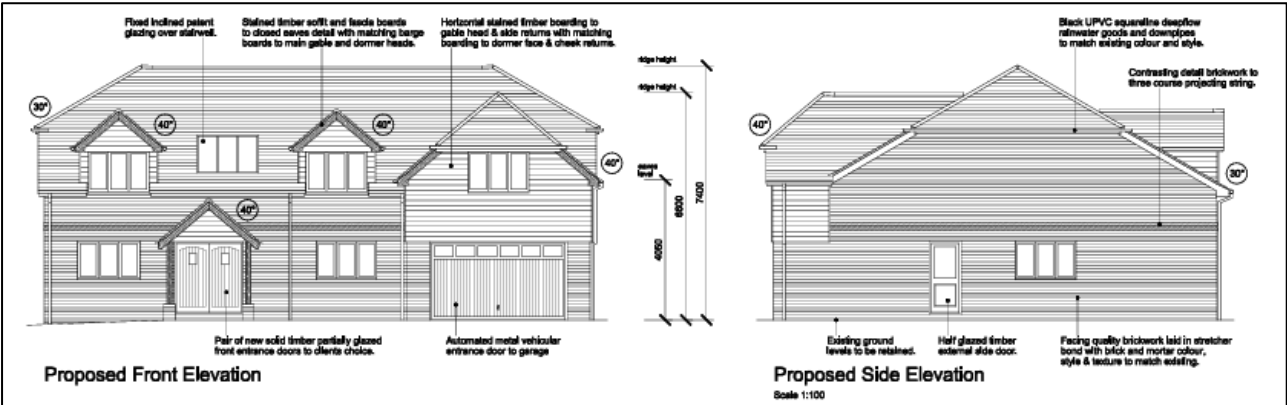
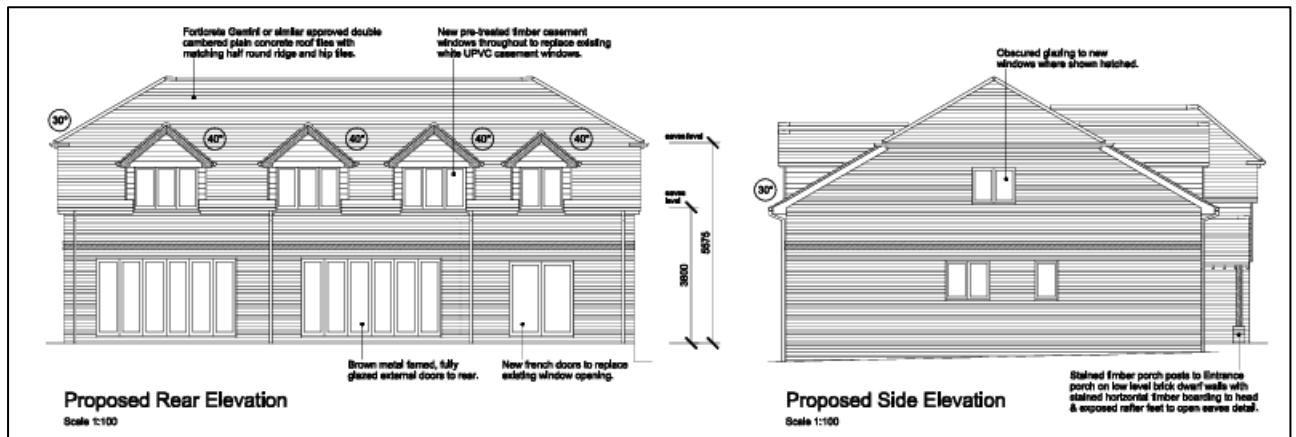


Figure 8: Proposed rear and side elevation





Section 4

Planning Policy Context

4.1. This section of the statement identifies the national, regional, and local planning policies and guidance which are relevant to the consideration of the proposed development.

4.2. Section 38(6) of the Planning Compulsory Purchase Act 2004 states:

If regard is to be had to the development plan for the purposes of any determination under the planning acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Emerging Local Plan

4.3. The Wokingham Borough Draft Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on Friday 28 February 2025. The Draft Plan carries some weight in decision making with it now having been submitted for examination.

National Planning Policy Framework (NPPF)

4.4. A revised National Planning Policy Framework (NPPF) was published in December 2024. The NPPF is a material consideration relevant for the determination of all planning applications. The following summarises its key provisions relevant to the current planning application. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving this incorporates three overarching objectives: an economic objective; a social objective; and an environmental objective.

4.5. Section 12 (Achieving well-designed places) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

- 4.6. Section 16 (Conserving and enhancing the natural environment) requires planning decisions to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services, and minimising impacts on and providing net gains for biodiversity.

Development Plan

- 4.7. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

If regard is to be had to the development plan for the purposes of any determination under the planning acts the determination must be made in accordance with the plan unless material consideration indicate otherwise

- 4.8. In this case the development plan constitutes the following:

-  Regional Strategy for the Southeast (May 2009)
-  Wokingham Core Strategy (2010)
-  Managing Development Delivery DPD (2014)
-  Finchampstead Neighbourhood Plan (2023)

The Regional Strategy for the Southeast (May 2009)

- 4.9. The Regional Strategy for the South East (The South East Plan) was formally, but only partially, revoked on 25 March 2013. One of the policies that was retained was Policy NRM6 (Thames Basin Heaths Special Protection Area).

- 4.10. Policy NRM6 notes that new residential development which is likely to have a significant effect (within 5km) on the ecological integrity of the Thames basin Heaths Special Protection Area) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects in agreement with Natural England. Where mitigation takes the form of Suitable Accessible Natural Greenspace (SANG) this should be provided at a minimum of 8ha of SANG land per 1,000 new occupants.

Wokingham Core Strategy (2010)

- 4.11. Wokingham Core Strategy (2010) sets out the key elements for the vision of the Borough until March 2026. Relevant planning policies include the following and highlighted those specifically referenced in the reasons for refusal.

-  Policy CP1- Sustainable Development
-  Policy CP3- General Principles for Development
-  Policy CP6- Managing Travel Demand
-  Policy CP7- Biodiversity
-  Policy CP8- Thames Basin Heaths Special Protection Area
-  Policy CP9 - Scale and location of development proposals
-  Policy CP11 – Proposals outside Development Limits (including countryside)

Wokingham Managing Development Delivery (2014)

- 4.12. The Managing Development Delivery DPD was adopted in February 2014. The relevant policies include:

-  CC01- Presumption in Favour of Sustainable Development
-  CCO3- Green Infrastructures, Trees and Landscaping
-  CCO4- Sustainable Design and Construction
-  CC06 - Noise
-  CC07- Parking
-  CC09- Development and Flood Risk
-  CC10- Sustainable Drainage
-  TB21- Landscape Character
-  TB23- Biodiversity and Development

Finchampstead Neighbourhood Plan (2023)

- 4.13. The following policies in the Finchampstead Neighbourhood Plan are considered relevant to the proposals:

-  Policy ES1 - Environmental standards for residential development
-  Policy AHD1 - Development within Development Limits
-  Policy D1 - Building Heights
-  Policy D2 - Preserving the rural character of the parish
-  Policy IRS4 - Implement strategy to preserve the identity of Finchampstead Parish through informal green spaces
-  Policy IRS5 - Ecologically important areas and Biodiversity
-  Policy IRS6 – Trees

Supplementary Planning Documents/Guidance (SPD/SPG)

- 4.14. Relevant Supplementary Planning Documents are set out below:

-  Sustainable Design and Construction SPD (2010)
-  Borough Design Guide SPD (2012)
-  Technical note to provide further guidance on how the 25-degree and 45-degree tests are applied



Section 5

Planning Considerations

- 5.1. This section considers the key planning aspects of the proposal. The principle of development in this instance remains the same as the previously approved scheme.

Principle of Development

- 5.2. The site is located outside the settlement boundary and is, therefore, in the countryside. Policy CP11 does not normally permit development outside of development limits unless, in the case of residential extensions, it does not result in inappropriate increases in scale, form or footprint or would bring about environmental improvement.
- 5.3. The proposal's design and layout make more efficient use of previously developed land whilst respecting the openness of the countryside. As required in Section 8 of the Borough Design Guide SPD, the proposed development is permissible as the scale, form and footprint of the building does not result in an adverse impact on the countryside. Therefore, the proposal is in accordance with the relevant policies.
- 5.4. It is noted that the Council raised no concern over the principle of the development, subject to a consideration of the impact upon the character of the area, when approving the previous application in 2021 (reference 210298).

Design, Character and Countryside impact

- 5.5. Policy CP3 relates to the general principles of development. It states that permission will be granted for proposals that:
-  Are of an appropriate scale of activity, mass, layout, built form, height, materials, and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
 -  Provide a functional, accessible, safe, secure, and adaptable scheme;

- ❏ Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
- ❏ Maintain or enhance the ability of the site to support fauna and flora including protected species;
- ❏ Use the full potential of the site
- ❏ Contribute to a sense of place in the buildings and spaces
- ❏ Do not lead to a net loss of dwellings and other residential accommodation or land.

5.6. R1 and RD1 of the Borough Design Guide SPD require development to positively contribute towards and be compatible with the historic or underlying character and quality of the local area and R11 requires a coherent street character, including in terms of scale, rhythm, proportion and height. In Section 8.5.4 of the Borough Design Guide SPD, extensions are acceptable where there is no impact on the countryside. R9 requires height, bulk and massing to respond to the local context and the prevailing heights in the area. In addition, policy D1 of the Finchampstead Neighbourhood Plan requires building heights to reflect the character and appearance of the parish, and policy D2 states as appropriate to their scale, nature and location, proposals should be located and designed to maintain the separation of settlements and to complement the characteristics of the landscape.

5.7. The proposed development accords with the abovementioned policies in the Core Strategy, Finchampstead Neighbourhood Plan and Borough Design Guide for the following reasons:

Scale and height:

- ❏ The Gross Internal Area (GIA) of Rushmere Lodge is proposed to increase from 131.4m² to 317.96m². However, the increase mainly derives from the addition of the first-floor accommodation (173.44m²) which is facilitated through a modest increase in the ridge height of Rushmere Lodge. The proposed ground floor GIA (144.52m²) represents an increase of only 10% over the existing ground floor GIA.
- ❏ The development involves an increase in the ridge height of the building from 5m to 7.7m and the width of the building would increase by 2m from 13.8m to 15.8m. These are modest increases relative to the generous size of the plot and space around the existing building. As such, the site can accommodate such an increase without resulting in any harm to the countryside, street scene or character of the area.
- ❏ The increase in the ridge height and scale of the proposal has been proposed to reflect and respect the character of surrounding development. The creation of the first floor living accommodation and improvements to the ground floor accommodation is thus considered to be sympathetic to the surrounding development and open

countryside and not to adversely affect the open character of the countryside.

- The proposed first floor extension would result in the dwelling being 300mm higher than Pentre, a neighbouring dwelling to the south which is considered a marginal and not unreasonable increase in height. Importantly, the Council raised no objection to the proposal's height when considering application reference 210298 in 2021 which the current proposal is essentially a re-submission of. The Council noted that whilst most other dwellings in the area are single storey, there is no overwhelming argument to oppose the addition of a first floor, particularly given it is well removed from Nine Mile Ride. This continues to be the case, and as such, the proposed first floor element is acceptable.
- Regarding the proposed dormer windows in the front and rear roof slopes, as noted in the officer's report for application reference 210298 approved in May 2021, these are positioned within the main roof, set back from eaves and the sides of the roof and suit the character of the building. Whilst the smaller dormer to the rear affects the symmetry somewhat, it is not readily visible and is therefore acceptable.
- Regarding the proposed 1.8m close boarded fence on the northern boundary and the proposed front boundary fence to match existing (with infilling where the access is being removed), as noted in the officer's report for application reference 210298 approved in May 2021, the fences are acceptable within the context of the surrounding area, which comprises predominantly of high walls and fences within a narrow private lane. As such, the proposed fences are acceptable in terms of their height and design. The officer's report also notes that proposed ancillary items including a sewage treatment plant in the rear garden and oil tank in the frontage are modest elements or at/below existing ground level such that they do not present as unacceptable elements in the countryside.

Design and appearance

- The appearance of the proposal will take reference from the existing dwelling but will also introduce new architectural features such as gables, dormer windows and a central gabled porch.
- The proposed facing brickwork, style, and texture will match the existing materials used on Rushmere Lodge. The plain concrete tile will also continue to be employed on Rushmere Lodge. A contrasting feature brick is also proposed to be utilised within a three-course projecting string which will add detail to the elevations.
- As noted in the officer's report for application reference 210298 approved in May 2021, proposed materials are acceptable as a consolidated appearance to the dwelling.

Siting and layout

- The proposal uses the full potential of the site as it makes use of previously developed land. The proposal utilises the space available whilst respecting the openness of the countryside.
- The proposal will be consistent with the front and rear building lines of the property and involves a 2m extension to the side building line on the northern side of the dwelling. This is a minor increase and will not materially affect the space around the dwelling given the generous plot size and will not result in a cramped form of development.
- Policy CP11 relates to the proposals outside Development Limits (including countryside). Policy CP11 states that residential extensions will be acceptable provided that the proposal does not result in an increase in scale, form or footprint of the original building. The proposed increase in width of the property would be approximately 2m with no increase in the footprint therefore would not have adverse impact on the open character of the countryside. The scheme therefore complies with the local policy.
- Regarding the proposed changes to the access, as noted in the officer's report for application reference 210298 approved in May 2021, whilst this results in the driveway occupying more of the front garden, it does not adversely detract from the character of the area and is acceptable.

5.8. Furthermore, with specific reference to the requirements of policy CP3, the development positively complies with this policy as set out below:

- The development proposal has no detrimental impact on the ecological, heritage, landscape, or geological features and maintains the flora and fauna including protected species. Rushmere Lodge is in the countryside therefore the design aspect of this proposal has been carefully designed to ensure that there is no harm to the openness of the countryside.
- The proposed increase in width of the property would be approximately 2 metres with no increase in the footprint therefore would not have an adverse impact on the open character of the countryside.
- The increase in the ridge height and scale of the proposal has been proposed to reflect and respect the character of surrounding development. The creation of the first floor living accommodation and improvements to the ground floor accommodation is thus considered to be sympathetic to the surrounding development and open countryside.

- the proposal respects and reflects the surrounding residential development, neighbouring infrastructure thus not negatively impacting residential amenity of the area.
- the proposal seeks the construction of a side extension and an increase in ridge height to create first floor accommodation therefore does not result in the net loss of dwellings or residential land.

5.9. As such, the development proposal adheres to policies CP1, CP3, CP9, D1, D2, the Borough Design Guide and Section 12 of the NPPF.

Residential Amenity

5.10. The proposed extensions are predominantly accommodated within the existing footprint of Rushmere Lodge, with minor amendments proposed to the width of the property. Therefore, due to the distribution of the additional floor space it is not considered that there will be an adverse impact on the amenity of neighbouring properties.

5.11. As confirmed in the officer's report for application reference 210298 approved in May 2021, the proposed development is acceptable in terms of its residential amenity impact for the following reasons:

- Overlooking and privacy impact - There would be additional overlooking to the rear gardens of The Pentre and Coleshill Farm from the first floor but this is not unreasonable in a residential context. As per the previously approved application, the applicant is willing to accept a planning condition requiring the proposed family room window on the site elevation to be fixed shut and obscure glazed to 1.7m to protect privacy. The proposed extended patio area will not result in undue privacy loss to neighbouring dwelling Pentre, as confirmed in the officer's report, as the finished level of the terrace is at a slightly lower level than the floor level of the dwelling and the boundary fence will partly obscure views.
- Sunlight, daylight and sense of enclosure impact – As noted in the officer's report for the previously approved scheme (reference 210298) in 2021, whilst there will be a degree of dominance and shadowing of the driveway and garden to the side of neighbouring dwelling to the north (Coleshill Farm), due to separation distances there is unlikely to be an adverse loss of light or overbearing impact to the dwelling itself. Regarding the impact on Pentre to the south, there is only a minor increase in the eaves and ridge height, and the additional bulk is not unduly dominating despite the development falling short by 200mm in meeting the Borough Design Guide's required 1m side boundary set back. There is also only a small intrusion of the 45-degree line into the rear elevation and to the

rooflight of the lounge in the northwestern corner of Pentre, this is also considered acceptable.

Ecology and impact on the Thames Basin Heaths SPA

- 5.12. The application site is in a 'Bat Roost Habitat Suitability Model' area according to the Policies Map, and as such, a Bat survey is required for planning applications that involve roof modification or demolition. The application is accompanied by a Bat Survey and Preliminary Roost Assessment which confirms that the building has very low potential for bats. It is recommended that a precautionary approach is taken during demolition and that a low impact lighting strategy will be adopted for the site during post-development to maintain dark areas on the site.
- 5.13. The site lies in an area with suitable habitat for Great Crested Newts. The necessary application will be made for district licensing with Naturespace at when the development is implemented.
- 5.14. The site is within 5km of the TBH SPA but the scope of the works is minor whereby there will be net increase in dwellings and no foreseeable impact upon the SPA. The proposal is therefore acceptable in terms of Policy CP8.
- 5.15. BNG is not relevant to this site under the small sites exemption.

Trees

- 5.16. The application is accompanied by a Tree Survey.
- 5.17. The applicant would be willing to accept a planning condition, as per the 2021 approval, requiring the submission of an Arboricultural Method Statement and Scheme of Works to the Council for approval prior to commencement of development.

Drainage

- 5.18. Drainage and sewage treatment on the site is set out in the accompanying drawing showing proposals for an onsite sewage treatment plant.
- 5.19. There is a modest increase in building footprint, and the site is in an area of low flood risk (FZ 1). The Council's Drainage Officer raised no objection to the 2021 approval, and the proposal will maintain an adequate drainage arrangement for the site in accordance with Policy CC10.

Sustainable Development

5.20. Core Strategy Policy CP1 sets out the Council's policy for sustainable development and states that permission will be granted for development proposals that, among other criteria, maintain or enhance the high quality of the environment and provides attractive, functional, accessible, safe, secure and adaptable schemes.

5.21. Furthermore, Policy CP1 states that:

Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock will be acceptable where the design of buildings and site layout use energy, water, minerals, materials and other natural resources appropriately, efficiently and effectively and take account of the effects of climate change. Delivering on sustainable energy can bring significant social, environmental, and economic benefits to Wokingham Borough Council

5.22. The Council wants to achieve zero-carbon development as soon as possible and recognises that small-scale projects make a valuable contribution to the overall outputs of renewable energy to meet renewable energy targets both locally and nationally. Furthermore, the Sustainable Design and Construction Supplementary Planning Document and Companion Document provides an up to date and comprehensive approach to considering sustainable design and construction in new development.

5.23. The proposals for Rushmere lodge are a sustainable development that meets the criteria set out in the above local and national policies by providing an energy-efficient, sustainable form of development.

Access and Highways

5.24. The proposals include minor amendments to the access and car parking layout of Rushmere Lodge. The new access would improve visibility and manoeuvrability when reversing from the site onto the private road. It is noted that the Council raised no concern over the access in the previously approved application

Community Infrastructure Levy (CIL)

5.25. The application is accompanied by the completed CIL form 1 (additional information). The development involves additional floor area in excess of 100m². The self-build and extension exemptions apply to these proposals.



Section 6

Conclusions

- 6.1. This Design and Access Statement accompanies an application for householder planning permission at Rushmere Lodge, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 4QB:

Householder application for the proposed erection of two storey side and front extension, single storey rear extensions and first floor extension with associated alterations to the oil tank, installation of sewage treatment works, access, car parking and landscaping

- 6.2. This application is a resubmission of an expired planning application (210298) that was granted permission by Wokingham Borough Council on 12 May 2021. There are no material changes to the proposal that would justify a different decision being reached as the application site and proposal are essentially the same as previously submitted.
- 6.3. The 2021 approval was also itself a resubmission of an expired planning application (F/2013/1052) granted permission in 2013. The only difference between the 2021 and 2013 approvals was the inclusion of sewage treatment works in the 2021 scheme.
- 6.4. The proposal seeks the construction of a side extension and an increase in ridge height to create first floor accommodation.
- 6.5. Rushmere Lodge is in the countryside and therefore the design aspect of this proposal has been carefully analysed to ensure there is no harm to the openness of the countryside. The proposals use the full potential of the site as it makes use of previously developed land.
- 6.6. The development proposal is in accordance with the appropriate scale of activity, mass, layout, built form, height, materials and character of the area and neighbouring properties. This proposal is sympathetic and reflects the surrounding residential development and infrastructure as set out in Policy CS3.
- 6.7. The proposal would not harm residential amenity, the site's ecology and trees, or result in any material impact on highways or drainage.
- 6.8. Therefore, there has been no material change to circumstances that would justify a different decision with this new submission.

Solve Planning Ltd
Suite 6
Eastgate House
Dogflud Way
Farnham
Surrey
GU9 7UD
info@solveplanning.co.uk

	Initials	Date
Prepared by	KA	06/07/2026
Checked by	KC	08/07/2026
Finalised by	KC	26/07/2026