

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                                                     |                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                                                          | 253058                                                       |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                | Faringdon, Tintagel Road, Finchampstead, Wokingham, RG40 3JJ |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                                                 | 26 February 2026                                             |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                                                             | 4 February 2025                                              |
| <b>Proposal:</b> Householder application for the proposed erection of extensions to the existing bungalow, including alterations to the roof form and associated fenestration, alongside the erection of a detached outbuilding, following the demolition of existing outbuildings. |                                                              |

### **PLANNING POLICY**

|                             |                                                                                                                                                      |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>TB23 – Biodiversity and Development                          |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                                                                 |

### **PLANNING HISTORY**

| Application No. | Description                                                                | Decision & Date             |
|-----------------|----------------------------------------------------------------------------|-----------------------------|
| 112425          | Proposed erection of single storey rear conservatory extension to dwelling | Approved:<br>September 2011 |

### **CONSULTATION RESPONSES**

#### **Internal**

WBC CIL – CIL liable development

#### **External**

None

### **REPRESENTATIONS**

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

|            |                      |
|------------|----------------------|
| Neighbours | No comments received |
|------------|----------------------|

## APPRAISAL

**Context:** The application site is currently occupied by a bungalow, with a detached garage positioned toward the south-east corner of the dwelling. The property benefits from a generous frontage with ample driveway parking, as well as a spacious rear garden.

The dwelling is located on Tintagel Road, a wholly residential street characterised by predominantly detached properties of varied architectural styles. The surrounding area features a mix of bungalows and two-storey dwellings, typically set within relatively generous plots, contributing to a spacious suburban character.

This application seeks planning permission for substantial alterations to the existing property, including a series of extensions and modifications that would significantly change its form and appearance.

It is relevant to note that an earlier version of the proposal was considered by the Local Planning Authority (LPA) at pre-application stage as a replacement dwelling. Following further review of the submitted plans and supporting information, the LPA is satisfied that the scheme can reasonably be treated as an extension to the existing building. However, the applicant should remain aware of the need to ensure the correct planning permission is in place before any demolition or construction works begin. If, during the course of development, the extent of works results in the loss of a viable dwelling and a complete rebuild becomes necessary, any householder planning permission would cease to apply. This may have significant implications, including potential liability for Community Infrastructure Levy (CIL) charges.

**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.

**Incidental Accommodation:** Concerns were initially raised during pre-application discussions regarding the potential for the proposed outbuilding to function as a separate unit of accommodation. However, the submitted plans confirm that no bedrooms are included within the structure, and all proposed rooms are of a type ordinarily considered incidental to the enjoyment of the main dwellinghouse. Given its modest scale and the nature of the internal layout, the outbuilding is not regarded as being tantamount to a self-contained dwelling. Notwithstanding this conclusion, a

condition would be imposed to ensure that the building remains incidental to the primary residential use of the site and is not used as an independent unit of accommodation.

**Character of the Area:** Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that 'maintain or enhance the high quality of the environment'. Policy CP3 of the Core Strategy states planning permission will be granted if development is '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'.

The most prominent and fundamental aspect of the proposal is the change in property type from a modest bungalow to a full two-storey dwelling. As previously outlined, Tintagel Road features a wide mix of building forms; however, recent redevelopment has resulted in modern, two-storey properties becoming the prevailing character, with many original bungalows either extended or replaced entirely. Consequently, the enlarged dwelling would not appear out of place within this evolving context.

The first-floor alterations include an increase in the ridge height. The Borough Design Guide states that *"the eaves and/or ridge heights of a property should not be raised unless buildings in the local context are significantly taller."* In this site-specific case, the proposed increase of approximately 3 metres (from 5.5m to 8.5m), although notable, would not harm the character of the area given the varied ridge heights along the street. Importantly, the proposed dwelling would remain lower than the adjacent property, Heatherbelle (8.9m), thereby maintaining an appropriate relationship with its immediate neighbours.

Despite the overall increase in massing, the dwelling would retain over 1 metre separation from both side boundaries, in accordance with Borough Design Guide recommendations. This spacing would preserve the spacious character that contributes to the street scene, an important consideration given the suburban nature of the road.

While the contemporary design represents a departure from the existing bungalow, this is not inherently harmful given the diverse architectural styles already present along Tintagel Road. The projecting gable and large areas of glazing on the principal elevation provide architecturally engaging features that align with broader modern design principles visible elsewhere along the road. The proposed contemporary materials, such as white render and weatherboard cladding, further reinforce this modernisation and are considered acceptable in this context.

Although flat crown roofs can be discouraged in certain settings, the arrangement proposed here is suitable. This design feature is already present on several other dwellings along Tintagel Road and therefore would not adversely affect the street's character.

The proposed outbuilding is modest in scale and positioned at the rear of the site, resulting in negligible impact on wider visual character. Rear outbuildings are common

among neighbouring properties and form an established pattern of development along the lane.

Overall, despite the significant changes proposed, the development is considered to have an acceptable visual impact and would comply with Policy CP3 of the Core Strategy and the relevant Borough Design Guide recommendations.

**Neighbouring Amenity:** The submitted site plan demonstrates how the resulting dwelling would sit within the existing building line.

#### Overbearing & Loss of Light

The property would not significantly extend beyond the rear of Torwood, which in combination with the notable separation distance between the two dwellings, would sufficiently mitigate any potential overbearing or loss of light impact to the neighbouring site.

With regard to the effect of the development on Heatherbelle, it is clear that the proposed dwelling would have a greater impact than the existing built form. However, an attempt to demonstrate that there would be no loss of light through compliance with the BDG and the British Research Establishment's (BRE) 45° test has been provided through the Site Plan. On this basis, the LPA are satisfied that there would be any loss of light for the neighbouring site. It is also relevant that the section of the enlarged dwelling that would extend beyond the rear of Heatherbelle would be largely single storey, thus limiting any sense of enclosure experienced by the adjacent residents.

#### Overlooking

The rear facing fenestration would provide oblique views of the neighbouring properties rear gardens, however, this would not result in direct overlooking.

The first-floor side facing windows would both serve non-habitable rooms and thus raise no concerns on overlooking grounds.

The primary function of rooflights is to provide daylight as opposed to an outlook. As such, there are no concerns raised with the inclusion of these features.

Whilst initial concerns were raised by the LPA regarding the inclusion of the rear balcony, the applicant has since agreed to install a privacy screen along the side elevation, appropriately mitigating potential overlooking towards Heatherbelle. Whilst the privacy screen is clearly shown on the proposed elevations, a separate condition will be included in any approval to ensure it incorporates obscure glazing, further protecting the privacy of the adjacent residents.

**Ecology:** An emergence survey bat report has been submitted with the application. Based on the evidence within the roof void, the property is likely to have been used occasionally as a day and/or transitional roost in the past and would likely continue to be used in the future. WBC are satisfied with the survey effort and its conclusions, thus raise no objection to the development subject to an EPSL being obtained from Natural England prior to the commencement of any development affecting bats.

**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:                       | 18 February 2026 |
| Earliest date for decision: | 28 January 2026  |

|                                                   |                                                                                     |
|---------------------------------------------------|-------------------------------------------------------------------------------------|
| Recommendation agreed by:<br>(Authorised Officer) |  |
| Date:                                             | 19 February 2026                                                                    |

## PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Finchampstead*
- *Bat Roost Habitat*