

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261747
Site Address:	Rushmere Lodge, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB
Expiry Date:	6 October 2026
Site Visit Date:	2 September 2026
Proposal: Householder application for the proposed erection of two storey side and front extension, single storey rear extensions and first floor extension, replacement fencing with associated alterations to the oil tank, installation of sewage treatment works, access, car parking and landscaping.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application 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

130128	Two storey side extension, front and rear infill extensions and raising of ridge height to form two a storey, chalet dwelling with internal garage and realigned access	Approved July 2013	16
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 May 2021	11

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection subject to conditions

WBC Highways: No objection

WBC Landscape and Trees: No objection subject to conditions

WBC Ecology: No objection subject to conditions

WBC CIL: CIL liable

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: 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.

The site is accessed via a single lane private drive on its eastern boundary off Nine Mile Ride.

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.

Context: 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.

This application is a resubmission of an expired planning application (210298). There are no material changes to the proposal.

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.

Policy S5 of the National Planning Policy Framework also addresses the principle of development outside settlements. S5(1)(c) identifies the extension or alteration of an existing building as an acceptable form of development outside settlements, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and the extension or alteration would not result in a disproportionate increase in size compared with the existing building. Development falling within the categories identified by S5 should be approved unless the benefits would be substantially outweighed by adverse effects when assessed against the relevant national decision-making policies.

The site is located outside the settlement boundary and in the countryside. Policy CP11

of the Core Strategy does not normally permit development outside of development limits unless, the case of residential extensions, it does not result in inappropriate increases in scale, form or footprint or would bring about environmental improvement. The principle of the development is therefore acceptable, subject to a consideration of the impact upon the character of the area, as noted below.

Whilst planning permission 210298 has since lapsed, it remains a material consideration and provides a useful indication of the scale and form of development previously considered acceptable at the site.

Character of the Area

Form & Scale

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. R1 and RD1 of the Borough Design Guide SPD requires that development contribute positively 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 upon the countryside. R9 of the Borough Design Guide SPD note that height, bulk and massing should respond to the local context and the prevailing heights in the area.

RD11 notes that replacement buildings may be appropriate in the countryside where there is no adverse increase in scale, form or footprint and where there are environmental improvements. As a reference, a 50% increase in volume for a one storey development is acceptable when compared with the original building.

The application property is a detached bungalow located in a mainly residential street off Nine Mile Ride and comprises detached dwellings that vary in their design, size, scale and form. At the end are a number of general industrial buildings. The predominant characteristic is of single storey buildings.

The proposal would involve the raising of the eaves from 2.8-3.2m to 4.0m-4.2m and the ridge from 5m to 7.7m, although in the form of a clipped gable. The width of the building would increase by 2m from 13.8m to 15.8m. Although clearly contrary to guidelines regarding subservience and maintaining the impression of the original building, the application involves a wholesale conversion of the bungalow to a two storey dwelling.

	Footprint	Area	Volume	Height	Width	Length
Existing	152m ²	144m ²	349m ³	5m	13.8m	11.5m
Proposed	193m ²	378m ²	814m ³	7.7m	15.8m	12.8m
% increase	27%	162%	133%	54%	14%	11%

Whilst not compared against the original dwelling, the existing dwelling is a modest bungalow of simple form and design on a large plot and there have been only minor additions since its original construction. The increases in footprint, height, width and length are all relatively modest and within the scope of what would be considered appropriate under the Borough Design Guide. The additional floorspace and volume associated with the first floor is much larger and more clearly apparent is a larger two storey dwelling house. But it is not unreasonable and would be viewed as acceptable as a replacement dwelling in the countryside primarily because it is on a developed and established part of Nine Mile Ride.

R9 of the Borough Design Guide SPD note that height, bulk and massing should respond to the local context and the prevailing heights in the area. it would be 300m higher than the Pentre to the south which is marginal, largely indiscernible and not

unreasonable. Most other dwellings in the area are single storey but there is no overwhelming argument to oppose the addition of a first floor, particularly given it is well removed from Nine Mile Ride.

Design & Materials

Two identical timber face dormers, inclined glazed rooflight and a larger gable end are proposed to the front elevation and four dormers (three identical and one smaller) to the rear elevation. In each case, the dormer windows 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 in not unacceptable.

RD6 of the Borough Design Guide SPD states the elevations are to be well composed, proportioned and detailed and RD7 requires that materials, colours and details respond to the distinctive elements of the locality. Materials include timber doors, metal garage door, timber windows, concrete roof tiles, matching brickwork and timber boarding to the dormer windows. These are acceptable materials as a consolidated appearance to the dwelling.

P2 of the Borough Design Guide SPD ensures that parking is provided in a manner that is compatible with the local character. With the changes to the access, the driveway occupies more of the front garden but it does not adversely detract from the character of the area and is acceptable.

A new 1.8m close boarded fence is proposed to the northern boundary and a fence to match existing along the front boundary with infilling where the access is being removed. In both cases, it is acceptable within the context of the surrounding area, which comprises predominantly of high walls and fences within a narrow private lane. Notwithstanding, it is to be complemented with landscaping which is subject to pre commencement agreement.

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.

Neighbouring Amenity:

Overlooking

R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22m to the rear and 10m to the street. R23 notes that the side walls must not contain windows, especially at first floor level.

New window openings are proposed to the front, rear and side elevations. There is more than 60m to the rear boundary, with a pond over the rear boundary. There would be additional overlooking over the side boundaries to the rear gardens of The Pentre and Coleshill Farm from the first floor but it is not unreasonable in a residential context. There is also more than 10m to the front boundary and no dwellings

immediately opposite.

Side windows are proposed to the ground and first floor. To the north, there is a combination of hedgerow and trees and a boundary fence that will limit any outlook from the ground floor kitchen window. To the south, a first floor ensuite is nominated as obscure glazed and a ground floor ensuite window is unchanged.

An existing bathroom window is being changed to a family room and so it presents additional privacy implications because it is now a habitable space and because of the slope in the ground level, the eye level in the dining room is above the height of the boundary fence and views into the rear garden and back towards the rear elevation of the dining room of Pentre are possible. The applicant is agreeable to this window being fixed and obscure glazed to 1.7m to protect privacy. Because it is a side window and the main windows to the room are to the rear elevation, this is considered a reasonable approach.

The rear patio will also be enlarged to extend to the northern and southern sides of the house. It will be maintained at the same level but because it extends closer to the boundaries, there are additional opportunities for overlooking. However, the finished level of the terrace is at a slightly lower level than the floor level of the dwelling, the boundary fence partly obscuring views, the outlook from the patio is predominantly across the rear garden of the subject property and only partially across to the rear garden of Pentre and Pentre is currently constructing a similar deck area at a similar elevation. On the basis of all of the above, there are no unreasonable levels of overlooking from this area.

Loss of Light/Overbearing

R16 of the Borough Design Guide SPD requires separation distances of 1.0m to the side boundary and 11m to the rear boundary. R18 aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties. R23 states that two storey rear extensions must be carefully positioned and designed to minimise any potential impact upon neighbours.

More particularly, habitable windows of adjoining properties must not be obstructed by a 25 degree angle and two storey extensions must not obstruct a 45 degree line back towards a habitable window of the adjoining property. The dwelling is 1.5m from the northern boundary and the dwelling at Coleshill Farm is at least 16m to the north. Whilst there will be a degree of dominance and shadowing of the driveway and garden to the side of Coleshill Farm, the building separation is such that there is unlikely to be an adverse loss of light or overbearing impacts to the dwelling itself and on this basis, no objection is raised.

The southern side setback to the boundary is 800mm and Pentre is further forward to the east than the application property. Since the assessment of the last application in 2014, Pentre has been altered, including the conversion of the garage to a habitable space and the addition of a single storey rear extension with rooflight along the common boundary.

The southern elevation extending to the south-eastern rear corner of the subject property is unchanged, and so the only additional impact upon Pentre arises from the raising of the eaves by up to 1.2m and the ridgeline, which includes a clipped gable, by about 1m. The application site is to the north of Pentre so there is no additional shadowing but there would be some loss of light. Even so, the extent of the impact is minimal and not unreasonable. There is a small intrusion of the 45-degree line into the rear elevation and to the rooflight of the lounge room in the north-western corner of Pentre but it is significantly less than 50% of the surface of the windows/rooflight and not sufficient to justify amendment or refusal. Furthermore, despite the 200mm departure from the 1m guidance for boundary setbacks in the Borough Design Guide, there is only a minor increase in the eaves and ridge height and the additional bulk is not unduly dominating. The justification in the 2014 approval also remains valid, where it was noted that there is no increase in the footprint of the property and the angled relationship of the properties and the size of the plot at The Pentre lessened any perceived harm.

Amenity Space: Adequate amenity space is maintained with a rear garden depth of more than 40m, which accords with R16 of the Borough Design Guide.

Highway Access and Parking Provision: The applicant proposes to increase the total numbers of habitable rooms from 6 to 10, to remove the existing carport of 7.3m x 3m, and to replace the existing garage (5.5m x 2.6m) with a proposed garage (at least 6m x 3.7m).

The site is accessed via a private road off Nine Mile Ride, so the LHA has no comment to the alteration of access.

It is relevant to note that it is a resubmission of previous approved application 210298, with the same site plan and floor plan. In this instance, the Highways Authority has no objection in principle for the resubmission of proposal.

While the revised submission indicates different parking arrangement compared to what being proposed in 210298, the LHA has no objection in principle for the alternative parking arrangement proposed in Drawing No. WSD/427-002.

Flooding and Drainage: The existing dwelling is sited within flood zone. The comments from drainage have been taken into consideration, however due to the scale of the scheme the provision of additional drainage details is not required.

Landscape and Trees: The Site is in Countryside and is currently a single-story dwelling on a plot with many trees as well as many neighbouring trees in close proximity to the proposed adaptations. There are no protected trees within the Site or on neighbouring properties to the north or south.

The application is a resubmission of expired planning application 210298 that was granted permission by Wokingham Borough Council on 12 May 2021. The submitted Tree Survey was made in 2021. A Tree Survey is typically considered valid for three years, so normally the submitted document would be considered out-of-date and the Council would require an updated Tree Survey. (Ref: David Garrick, Arbtech, 22 January 2021). As this is a resubmission that appears to have no material changes,

the Officer will accept the Tree Survey that has been submitted as this seem proportionate with the application proposal.

The Officer would like to understand landscape intentions, including the location for the additional car parking space, driveway surfacing, and boundary treatment. As a condition, a landscape plan should be submitted and include:

- Retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule
- Hard landscaping changes such paths and patios, the driveway and car parking area
- Retained and proposed perimeter boundary treatment in both the front, sides, and rear gardens

The Officer will need to ensure that the root protection areas of the trees in the front and side gardens are not compromised during the construction period and to this extent all vehicles and storage of materials will need to be restricted to the existing drive and tree areas protected with temporary fencing, ground or main stem boarding and/or other protective measures. An Arboricultural Method Statement and Tree Protection Plan indicating this will need to be provided via a condition.

Subject to the conditions, the Council's Landscape and Tree Officer has no objections to the proposal.

Ecology: The Preliminary Roost Assessment doesn't include a local records search, or assessment recent local planning history and ecology surveys. The applicant and their ecologist should be aware that bat roosts and foraging and commuting have been recorded in the neighbouring property to the southeast. The ecologist assessed that the development may lead to an increase in the amount of current lighting of surrounding habitats and building which could may disturb commuting bats unless mitigation is provided. Thus, the PRA proposes that a low impact lighting strategy will be adopted for the site outlines the areas of the site that will be retained as dark corridors. To secure detailed external lighting proposals in accordance with ILP and the Bat Conservation Trust best practice <https://www.bats.org.uk/news/2023/08/bats>, local planning policy and NPPF 2026 Section 14 P3 requirement, the officer has requested a wildlife-sensitive external lighting condition is imposed.

In order to recommend approval of the proposed close boarded fencing confirmation must be provided that no toe boards will be installed and/or that hedgehog gaps of at least 13x13cm will be provided at 10m intervals or the boards raised 13cm off the ground, to ensure that the site is permeable for wildlife and complies with N2 of Section 19 of the NPPF 2026.

There are no ecological objections, if planning conditions securing implementation in accordance with Section 3.3 of the Preliminary Roost Assessment, submission and approval of bat box biodiversity enhancements and provision of hedgehog gaps into the proposed fences and a wildlife-sensitive external lighting strategy are imposed. The officer requests that I17 is also included in the decision notice.

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.

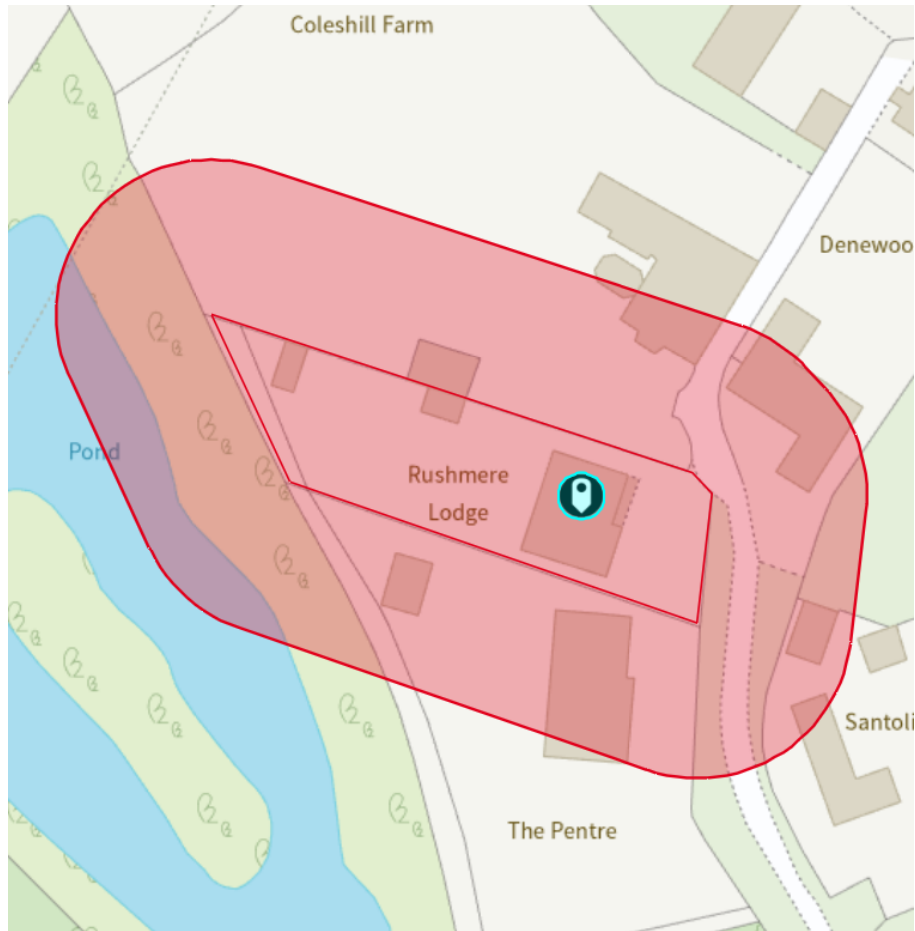
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy 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:	24 September 2026
Earliest date for decision:	3 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	29 September 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
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1	Aerodrome Safeguarding: Farnborough Consulation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
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Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Annual likelihood of surface water flooding 1 in 30 | Total count: 1

#	depth_band
1	150-300mm

Annual likelihood of surface water flooding 1 in 1000 | Total count: 1

#	depth_band
1	150-300mm

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	RV1057	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	RV1058	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	RV1059	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	RW1058	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	RW1059	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	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Householder | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone - Householder Applications	Red	This Amber/Red Zone is within 50m of a known pond. Consult NatureSpace for Householder applications
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Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 2

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0121054211101&notes=11401&location=477773,164983%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0121254211121&notes=11401&location=477925,164842%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

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

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