

## DELEGATED OFFICER REPORT



**WOKINGHAM  
BOROUGH COUNCIL**

<b>Application Number:</b>	252458
<b>Site Address:</b>	412 Finchampstead Road, Finchampstead, Wokingham, RG40 3RA
<b>Expiry Date:</b>	30 January 2026
<b>Site Visit Date:</b>	N/A
<b>Proposal:</b> Householder application for the proposed first floor side extension with 2no. roof dormers (related development: 231338).	

<b>PLANNING POLICY</b>	
<b>National Policy</b>	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
<b>Core Strategy (CS)</b>	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity
<b>MDD Local Plan (MDD)</b>	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping TB05 – Housing Mix TB06 – Development of Private Residential Gardens
<b>Other</b>	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

<b>PLANNING HISTORY</b>		
Application No.	Description	Decision & Date
122160	Proposed raising of roof to create first floor accommodation to dwelling with dormer windows to front and rear, plus a two-storey front extension with porch, part two storey/part single storey rear/side extension with juliet balcony.	Approved April 2013
231338	Householder application for the proposed erection of a single storey side and rear extension with no.2 rooflights following demolition of existing garage.	Approved August 2023

<b>CONSULTATION RESPONSES</b>
<b>Internal</b>
WBC Digital Solutions Scanning
WBC Landscape and Trees- No objection
WBC CIL
WBC Ecology- No objection

<b>External</b>
None Consulted

<b>REPRESENTATIONS</b>	
Parish/Town Council	Finchampstead Parish Council poses no objection
Ward Member(s)	No comments received
Neighbours	No comments received

<b>APPRAISAL</b>
<b>Site Description:</b> 412 Finchampstead Road is located in the predominantly residential area of Finchampstead, Wokingham. The site is surrounded by a mixture of commercial and residential buildings with a community hall situated opposite the site, and a small retail area approximately less than a mile away. The residential dwellings situated along Finchampstead Road, all vary in design and character.
<b>Planning History:</b> This application site has had previous applications submitted. Application 122160 (Submitted in December 2012) was for the proposed raising of the roof to facilitate first floor accommodation, with a two-storey front extension, part two storey/part single storey rear/side extension with a juliet balcony. This was approved in April 2013. Application 231338, (later submitted in June 2023) was for the proposed erection of a single storey side and rear extension, with 2no rooflights, following the demolition of the existing garage. This was approved in August 2023.
<b>Principle of Development:</b> 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.
<b>Character of the Area:</b> Policy CP3 of the Core Strategy states that developments are of 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 other adjoining land users. R1 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.
Finchampstead Road comprises of a mixture of commercial and residential properties which all vary in character and design. The proposed first floor side extension with 2No dormers is addition to the previous approved planning application 231338. The

proposed development consists of a storeroom, dressing room and bathroom to the ground floor adjoining the previously approved garden room. The proposed side extension will facilitate an additional access point to the first floor, which will provide access to the first-floor extension only, which comprises of a new bedroom.

The proposed side extension appears as a subservient and sympathetic addition to the property, and the two-storey side extension does not go beyond the existing roof line or eaves of the main dwelling, therefore is in keeping with the existing design and character. It can also be noted that the proposed side extension will be positioned right out to the site boundary, however, where the garden room has previously been approved under application 231338, the proposed side extension projects no further harm to the amenity space.

The development will be close to the side boundary (less than 1m) and below the recommendation in the Borough Design Guide SPD. The development will however have an acceptable impact as it is set back from the main frontage and has a half hipped roof form. Overall there would be no terracing effect.

**Neighbouring Amenity:** Regarding neighbouring amenity, the proposed single storey side extension and 2No dormers, would have no adverse effect on adjacent neighbours due to no proposed changes to fenestration on the northeast elevation, therefore, there is no concern for overlooking, loss of light and overbearing. Additionally, the proposed balcony projects over the garden, and is surrounded by landscaping which prevents overlooking into neighbouring amenity.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

**Highway Access and Parking Provision:** The proposal indicates one additional habitable room. The submitted block plan shows four parking spaces, which is considered acceptable and meets the Council's parking standards.

**Landscape and Trees:** The site is adjacent to a Green Route, the trees to the front of this site are protected by TPO-1278/2008. The Council's Landscape and Trees Officer has reviewed this application and as a result the proposed development will have no adverse impact on the protected trees, therefore no objection.

**Ecology:** The Council's Ecology Officer has reviewed this application and is satisfied from the Preliminary Ecological Appraisal (submitted within application 231338) that the property has negligible bat roost potential. However, it is noted that bats are mobile creatures, therefore, it is recommended that if any bats are located on site, prior to or during the development, that all works must stop immediately and an ecology consultant must be contacted before works can resume.

**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.

<b>RECOMMENDATION</b>	
<b>Conditions agreed:</b>	Not required
<b>Recommendation:</b>	Approve
<b>Date:</b>	26 January 2026
<b>Earliest date for decision:</b>	30 December 2025

<b>Recommendation agreed by:</b> <b>(Authorised Officer)</b>	<i>MC</i>
<b>Date:</b>	<b>26.01.2026</b>

**PLANNING CONSTRAINTS/STATUS**

*Insert where relevant*