

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251565
Site Address:	286 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT
Expiry Date:	27 August 2025
Site Visit Date:	19 August 2025
Proposal: Householder application for the proposed erection of a single storey detached outbuilding to the rear garden for use as a gym and shower room, with associated fenestration and flat roof construction.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
062228	Proposed erection of two storey and single storey rear extension to dwelling plus raising of roof on existing dwelling to create first floor with insertion of dormer window in front elevation.	Approved: September 2006

CONSULTATION RESPONSES

Internal
WBC Drainage – No objection subject to a condition WBC Highways – No objection subject to a condition WBC Landscape and Trees – No objection WBC CIL – No comments
External
None

REPRESENTATIONS

Finchampstead Parish Council	No objection subject to a condition that the outbuilding is to be ancillary to the main dwelling
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

This application seeks planning permission for the erection of a detached outbuilding to the rear of the existing dwelling. The outbuilding would have a sloping flat roof with a maximum height of approximately 3.1 metres, and would cover a footprint of approximately 28m².

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.

Character of the Area: Due to the proposed outbuildings siting to the rear of the site, it would not be visible from public view, and therefore would have negligible bearing on the wider character of the area. In any case, owing to its modest size and unimposing design, the proposal would appear as a subservient addition to the site, and would therefore comply with policies CP1 & CP3 of the Core Strategy.

A condition has been recommended by both the Parish Council and WBC Highways, seeking to ensure that the outbuilding hereby proposed remains ancillary to the host dwelling. Given the limited scale of the outbuilding, combined with its intended use, it is not considered that such a condition is necessary in this instance.

Neighbouring Amenity: Due to its modest size and separation to the adjacent properties, the outbuilding would not adversely impact upon the amenities of adjacent residents.

Highway Access and Parking Provision: No objection has been raised by the Highways Officer.

Flooding and Drainage: The development is proposed in Flood Zone 1. The Drainage Officer recommends a condition that no development shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LPA. However, this condition is too onerous when compared with the scale of the

development, plus the fact the site would retain a more than sufficient amount of permeable land within the rear garden.

Landscape and Trees: The TPO Beech at the front of the site will not be impacted by the proposed outbuilding, such that no objection has been raised by the Landscape & Trees Officer.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	Not required
Recommendation:	Approve
Date:	19 August 2025
Earliest date for decision:	25 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20 August 2025

PLANNING CONSTRAINTS/STATUS

Modest Development Location of Finchampstead