

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253027
Site Address:	111B Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG
Expiry Date:	23 March 2026
Site Visit Date:	5 March 2026
Proposal: Householder application for proposed erection of part single storey, part two storey front and side extension including storage and ancillary uses and demolition of existing detached garage.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
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 CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning
WBC Landscape and Trees- No Objection subject to conditons
WBC CIL
WBC Ecology- No Comment

External

REPRESENTATIONS

Parish/Town Council	No Objection
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Ward Member(s)	No comments received
Neighbours	Ms CLAUDIA Stella RODRIGUEZ RIO: -Objecting to the application due to height of the proposed brick wall (south elevation, diagram 04). -Wall borders the side of their property near the conservatory. -Concerned it will create a long wall that blocks light and spoils their view. -Three windows from the extension overlook their patio and conservatory, reducing privacy. -Extension may not affect the character of the applicant's property but will be detrimental to theirs. Dimensions of the new wall are unclear. -The houses' character relies on large gardens facing each other, avoiding intrusive sights, which they do not want to change.

APPRAISAL

Site Description:

The application relates to a two-storey detached dwelling situated in modest development location of Finchampstead. The property lies within an established residential area characterised by detached dwellings set along Nash Grove Lane. The site benefits from a large garden area to both the front and rear of the dwelling.

The proposal seeks permission for the erection of a part single-storey, part two-storey front and side extension to provide additional storage and ancillary accommodation, together with the demolition of the existing detached garage.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The proposal seeks to replace the existing detached double garage with a two-storey development that connects to a single-storey side extension linking it to main dwelling. The proposed two storey element would accommodate a gym and storage area at ground-floor level, with a home office provided at first-floor level. The single-storey side extension will create a games room. The proposal is similar in appearance to the existing garage, helping to preserve the established street scene and maintain visual continuity within the surrounding area.

The existing garage is relatively large in scale, and as such the proposed replacement building would not represent a significant increase in height, rising from approximately 6.36m to 6.43m. The proposed height would remain proportionate and broadly in keeping with the scale of the host dwelling. The design also includes the addition of two dormer windows, which reflect the architectural features of the main dwelling, thereby maintaining visual consistency within the site.

The surrounding dwellings along Nash Grove Lane are predominantly detached residential properties set within generous plots, resulting in a spacious pattern of development. It is secluded development area and the properties do not adhere to a strict or uniform building line, reflecting the varied siting and scale of development within the area. Due to the substantial plot sizes, dwellings benefit from significant separation distances and extensive garden areas, which contribute to the spacious character of the locality.

It is also noted that a few properties within the vicinity have been subject to planning permissions for extensions and alterations over time, which collectively contribute to the evolving character and appearance of the area. Furthermore, given the position of the proposal within the plot, much of the development would be set back from the main street scene and the property is located within its own cul-de-sac (Nash Grove Lane).

The proposed development is therefore considered to be in keeping with the character of the streetscape and would not appear out of place within its setting. As such, the proposal accords with Policies CP1 and CP3 of the Core Strategy and the guidance contained within the Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

The proposed development would introduce additional ground floor and first-floor fenestration within the extended element. However, due to the siting of the property and the orientation of the proposed extension, the new first-floor windows would primarily overlook the applicant's own driveway and garden areas rather than neighbouring private amenity spaces.

Two dormer windows are proposed to the roof of the two-storey element. These features would not give rise to overlooking concerns, as the dormers are orientated towards the applicant's driveway rather than neighbouring properties. On the rear elevation of the two-storey element, two windows are proposed at ground floor level. These openings would not result in harmful overlooking as the area is well screened by existing vegetation along the site boundaries.

The only potential views would be from the rear rooflight windows of the two-storey element; however, these are sufficiently mitigated by the presence of established boundary vegetation which provides a high level of screening. Additionally, the rooflights would receive an oblique outlook of the skyline rather than a direct view of No.16 Booth Drive due to their orientation.

It is also noted that some of the existing vegetation is subject to Tree Preservation Orders (TPOs), which affords protection against removal, while other planting is not protected and may be subject to seasonal variation, including loss of foliage during winter months. As such, a condition is recommended requiring the relevant windows to be obscure glazed to ensure that adequate privacy is maintained year-round.

The proposed single-storey side extension, which connects to the two-storey element of the proposal, would include two roof lanterns and a door on the front elevation to provide access. A set of sliding patio doors is proposed on the side elevation, while internally the existing window opening between the extension and the host dwelling would be replaced with French doors to create a direct connection between the new space and the main house. There would be no overlooking impact from these proposed fenestrations.

Loss of Light and Overbearing:

The proposal is considered acceptable and would not result in an overbearing form of development or cause any significant loss of light to neighbouring properties.

The proposal is considered acceptable and would not result in an overbearing form of development or cause any significant loss of light to neighbouring properties. While the structure would become physically connected to the main dwelling, it would remain clearly subservient in scale and appearance. The proposed two-storey element is only slightly larger than the footprint of the existing garage and the ridge height would increase only marginally. The height of the proposed building would be approximately 6.43 m, and it would be located approximately 1.14 m from the boundary with No.16 Booth Drive adjacent. Importantly, the development would occupy the same position as the original garage, meaning it is not any closer to the neighbouring property and would have a minimal effect on their garden space and overall amenity in comparison to the existing relationship.

Furthermore, the footprint expands primarily towards the southern part of the site, an area that is largely screened from public vantage points. The adjoining side extension would be single storey in height, which further limits any potential impact and ensures that it would not appear overbearing to neighbouring occupiers. As such, the proposal would not give rise to harmful impacts in terms of dominance, overshadowing, or loss of light.

Highway Access and Parking Provision:

The number of habitable rooms within the dwelling would remain unchanged as a result of the proposal, and the development would not result in any increase in the number of habitable rooms. The submitted parking plan demonstrates that sufficient parking provision would be retained on site. As such, the proposal is not considered to give rise to additional parking demand and consultation with the Highway Authority was therefore not considered necessary.

Amenity Space:

Due to the limited scale of the proposed extension, there will be minimal loss of amenity space. The remaining garden space is consistent with the Borough Design Guide (BDG), which states that “the Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable.” Following the development, the rear amenity space will measure approximately 12.60 metres and 10.16 metres to the front of the property, ensuring a substantial and usable garden area remains in full accordance with the BDG.

Flooding and Drainage:

The site is not located in a flood zone and is identified as being at low risk of surface water flooding. Therefore, no drainage conditions have been imposed.

Landscape and Trees:

The Council’s Tree and Landscape Officer raises no objection in principle to the proposed part single-storey, part two-storey front and side extension and the demolition of the existing detached garage at a two-storey brick dwelling in Finchampstead. The extension, including the garage, will largely remain within the footprint of the existing garage and will only be 0.75 m taller.

There are no protected trees on the site, but three protected trees (Oak/*Quercus* spp., TPO-0674-1994) exist along the southern boundary of the neighbouring property at 16 Booth Drive. An Arboricultural Impact Assessment (AIA) indicates that the proposed works will not harm these trees or their Root Protection Areas, provided tree protection measures are followed. Some crown lifting, pruning, or tree management may be needed during construction, which can be handled via a Tree Works Application. The Officer also recommends a minor amendment to the standard condition regarding tree protection.

Ecology:

The site is located within an area identified as having bat roost potential. However, as the proposal does not involve any works to the roof of the existing property, the development is unlikely to result in any impact on bats or their roosting habitat. Furthermore, the bat survey identifies the site as having negligible potential for bats; therefore, consultation with an ecologist is not considered necessary.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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:	Not required
Recommendation:	Approve
Date:	9 March 2026
Earliest date for decision:	9 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.03.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

1 Modest Development Locations Finchampstead North

Risk of Flooding from Surface Water | Total count: 1

1 Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 6

1 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	UU993	Ecology
2 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	UV992	Ecology
3 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	UV993	Ecology
4 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	UV994	Ecology
5 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	UW993	Ecology
6 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team	UW994	Ecology

Great Crested Newt Impact Risk Zones | Total count: 1

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 - Minor | Total count: 1

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

Landscape Character Assessment 2019 | Total count: 1

1 Landscape Character Assessment 2019 Finchampstead Forested and Settled Sands

Tree Preservation Orders Served or Confirmed | Total count: 1
1 TPO-0674-1994 Single Confirmed