

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260640
Site Address:	Kingslake House, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR
Expiry Date:	12 May 2026
Site Visit Date:	20 March 2026
Proposal: Householder application for proposed erection of single storey rear extension with balcony and side balcony with erection of side dormer with Juliet balcony, no.6 velux windows and changes to fenestration.	

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
242669	Householder application for the proposed garage conversion into habitable accommodation with changes to fenestrations.	Approved 04/02/25
250223	Householder application for proposed single storey rear extension with a juliette balcony, followed by the erection of 2 No dormers and 4No Velux windows and changes to fenestration.	Approved 31 July 2025

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees: No objection subject to conditions

WBC Built Heritage Officer: No objection

WBC Ecology Newts: No comment

WBC Ecology: No objection subject to conditions

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: Two storey detached dwelling.

Proposal: The proposed development is similar to that approved in application 250223 however the first floor balcony is enlarged in this application and windows have been replaced with doors for access to the balcony.

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 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.

Countryside: The application site is situated within countryside and is therefore, subject to Policy CP11 of the Core Strategy. CP11 does not permit development outside of development limits unless it falls within exemption criteria including:

2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and

4. In the case of residential extensions, it does not result in inappropriate increases in scale, form or footprint of the original building;

Whilst there will be further spread into the site because of the proposal, however, the development will appear proportionate to the size of this large site and will maintain the sense of openness about the dwelling in keeping with the rural character of its setting.

For the reasons above, the development would not adversely impact the rural visual

amenity of the countryside it is situated in, as it does not result in excessive encroachment or expansion away from the original building and does not result in an inappropriate increase in scale, form or footprint. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: The single storey rear extension does not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide, only 2m in depth. The host property has a spacious garden to accommodate such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The BDG states that *“dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof” and “dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportions”*. The gable dormer would not project above the existing ridge line and the dormer is situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. The gable dormer would be considered subservient addition and would not harm the street scene. Furthermore, the proposed dormer style would match that of the existing dormers on the property, thus in keeping with the current characteristics of the dwelling. The dormer would overlook onto the lake and not visible from the public realm, thus no harm to the street scene.

The balcony on the south and west would not harm the character of the area as it would not be particularly visible from the street scene.

The inclusion of the Velux windows would be a minor addition and would not harm the character and appearance of the area.

Neighbouring Amenity:

Overlooking: The proposed dormer with a Juliet balcony would overlook onto the lake, thus no overlooking concerns.

The balcony to the west main outlook would be over the lake, with the main dwelling screening any outlook onto Kinglake Lodge garden with a separation distance of over 30m.

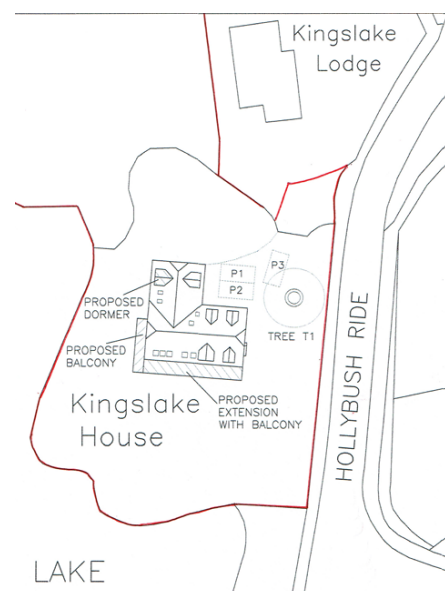
The balcony to the south main outlook over the lake and site's garden space. The proposed south facing balcony would not result in harmful overlooking or loss of privacy to the occupiers of 1 Ashdale Park. The separation distance between the proposed balcony and the neighbouring property would be approximately 22.40 metres, which is a comfortable distance in the context of the site. Importantly, the relationship between the properties is to the side and across a public highway (Hollybush Ride).

In addition, the relationship is mitigated by existing mature vegetation, including boundary planting and trees along Hollybush Ride, which acts as natural screening and filters views between the properties. This vegetation is clearly evident on site and

further reduces the potential for direct or intrusive views from the balcony.



Taking into account the angled side-on relationship, the intervening public highway, the 22.40m separation distance, and the presence of established vegetation, the proposed balcony would not enable harmful direct overlooking of primary private amenity areas or habitable room windows at 1 Ashdale Park. As such, the balcony is not considered to result in harmful overlooking.



Loss of Light/Overbearing: Given the nature of the application and significant separation distance from neighbouring properties, there is no loss of light or overbearing concerns.

Highway Access and Parking Provision: The site has 3 parking spaces with a total of 5 bedrooms (4 first floor, 1 ground floor (garage conversion to habitable

accommodation approved- 242669). WBC's adopted parking standards require 3 or more spaces for a 4 or more bedroom dwelling. As show on the block plan above, 3 parking spaces are shown, complying with parking standards.

No negative impacts on abilities for cycle storage are expected in this proposal, which is acceptable.

Landscape and Trees: The Site is in Countryside and subject to Tree Preservation Order (TPO) 317/1986, W1, on all Corsican pine, Scots pine and birch of whatever age. The northeast corner of the site is within the listed building buffer zone of grade II listed Kings Lodge. The site can be viewed from the Green Routes of Nine Mile Ride and Lower Wokingham Road. The public byway FINC27 runs along Hollybush Ride to the south of the Site. (CC03)

In addition to the supporting documentation submitted with the application and site photographs, the Officer also reviewed previous applications 242669 and 250223 to understand recent planning history of the site.

The proposed development is unlikely to impact protected trees on Site as long as tree protection mitigation measures are followed during construction. Tree protection information has been provided on page 8 of the submitted Arboricultural Impact Assessment and illustrated in a Tree Protection Plan, which protects important trees during the construction stage. (Ref: GHA Trees Arboricultural Consultancy, AIA GHA/DS/122460:25, 11 February 2026 and GHA Trees Arboricultural Consultancy, Tree Protection Plan, March 2025) The Officer has included a condition to ensure the precautions are followed.

Ecology: Given the proposal is rather similar to application 250223, the same conditions included on 250223 will be included as part of this application.

Built Heritage: The application site, Kingslake House, is located within the setting of the Grade II listed King's Lodge, a 19th century lodge designed in the Tudor Revival style. Kingslake House, a one-and-a-half storey dwellinghouse was built in the second half of the 20th century to the south of the listed building and directly adjacent to the body of water known as King's Mere.

The application proposes alteration and extension to Kingslake House as to include a single storey extension, dormers and rooflights. As a modern property, no historic fabric is impact, only the setting to the listed building. The proposed alteration are mainly focused to the rear, the south and west elevations of the building, with limited change to the north, that is the area that faces King's Lodge. Due to the limited alteration to the extant built setting, no adverse impact would arise to the setting, and thus significance, of the listed building.

As such, no objection is raised to the application from a heritage perspective with no harm arising to the significance of the designated heritage asset.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be of adequate size, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design

Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	11 May 2026
Earliest date for decision:	7 April 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	12 May 2026

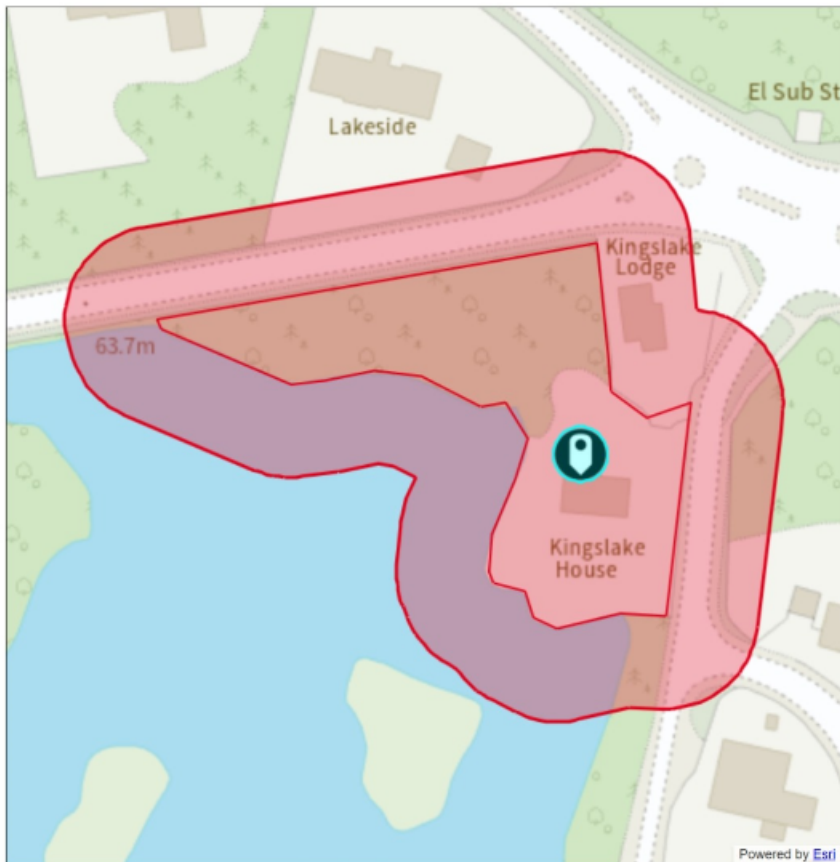
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 12,037.13 m²

Date: Tue Mar 17 2026 10:33:42 GMT+0000 (Greenwich Mean Time)



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

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
2	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 1	Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use

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)	YES	YES

CLH Oil Pipeline | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Oil Pipeline	CLH Pipeline System	Fisher German (CLHPipelinesystem@fishergerman.co.uk)

CLH Oil Pipeline Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Oil Pipeline	CLH Pipeline System	Fisher German (CLHPipelinesystem@fishergerman.co.uk)

Risk of Flooding from Surface Water | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 6

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	YU1046	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	YU1047	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	YV1044	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	YV1045	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	YV1046	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	YV1047	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	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=11401&location=481766,166418%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

Tree Preservation Orders Served or Confirmed | Total count: 2

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0317-1986	Woodland	Confirmed
2	TPO-0874-1997	Woodland	Confirmed

Listed Buildings Consultation Zone | Total count: 1

#	LIST_ENTRY	FEATURE_NAME	CONSULT
1	1313099	KING'S LODGE	Conservation Architect and Building Control

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