

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261557
Site Address:	11 Drake Close, Finchampstead, Wokingham, RG40 4EQ
Expiry Date:	27 August 2026
Site Visit Date:	5 August 2026
Proposal: Householder application for the proposed erection of a single storey rear extension, with 3 no. roof lights and associated 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Drainage: 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 semi-detached dwelling.

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.

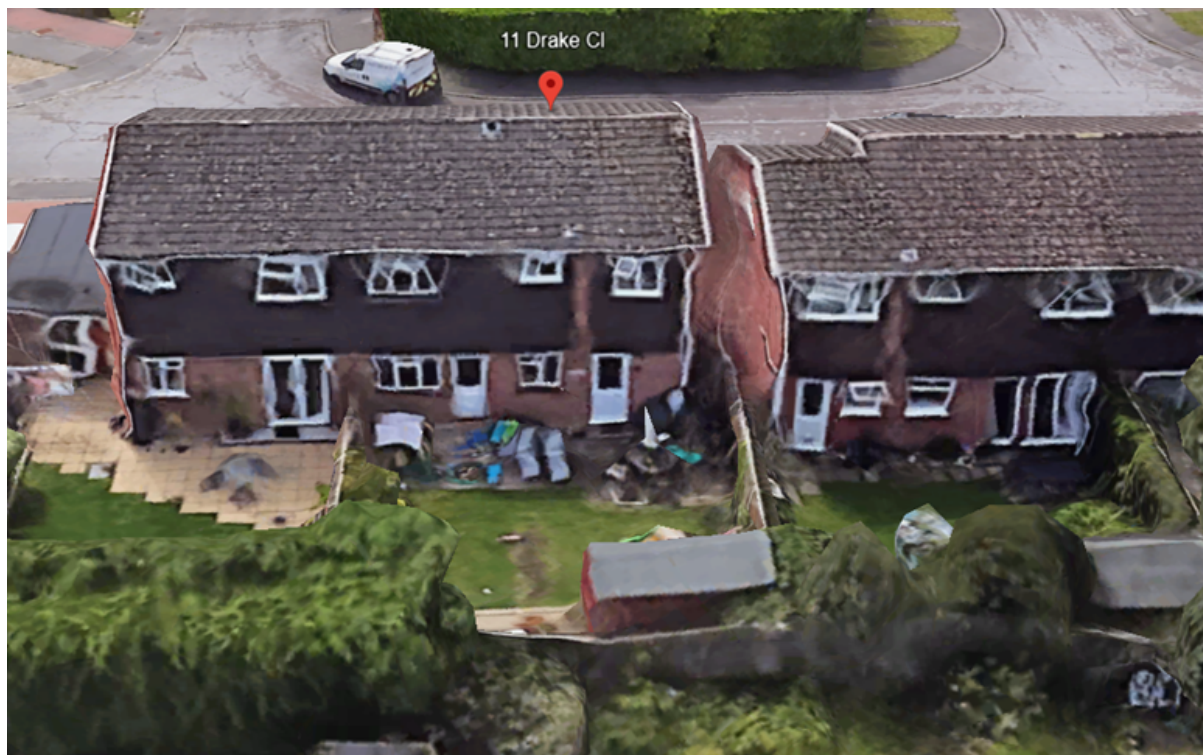
The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built 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: The Borough Design Guide states “*rear extensions should not project more than 4m from the main rear wall*”. The single storey rear extension would be approx. 2.69m in depth, thus complying with the BGD. 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.

Neighbouring Amenity:

Overlooking: The existing boundary treatments would screen the new rear openings, thus no overlooking concerns.

Loss of Light: Given the rear extension projects forwards of no.10 and no.12 rear building line, there is potential loss of light concern.



With regards to no.10, the closet outlook serves as a utility room which is classed as a non-habitable room (ref: 072915). Given the separation distance from the closest

rear habitable window and the proposal being single storey it would not result in harmful loss of light.

With regards to no.12, given the extension is only single storey and the property is not enclosed from the other side boundary allowing sufficient light to the rear habitable room window. Thus, the proposal would not give rise to an unacceptable loss of light.

Overbearing: Where new housing has flank elevations, these should be set away from the site boundaries to allow residents to have access for maintenance purposes and to access their garden areas. A distance of 1m from the site boundary is generally accepted as providing adequate access. The existing gap between the boundary and no.10 is maintained and the extension is set in from the existing party wall along the boundary with no.12 by approx. 0.20m – this is considered acceptable.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours such that it would be significantly detrimental to their amenities.

Accessible Housing Provision: Policy CP2 ensures that new development contributes to the provision of sustainable and inclusive communities and that planning permission will be granted for proposal that address the requirements of people with special needs, including those with a physical, sensory or learning disability or problems accessing services.

The proposed single-storey rear extension has been specifically designed to meet the identified needs of the disabled occupant of the dwelling, enabling the creation of a safer and more functional living environment for the family. The extension would facilitate enhanced supervision, improved safety measures and the provision of dedicated spaces to manage complex needs. The proposal would therefore help ensure that the dwelling can continue to meet the family's needs over the longer term and is consistent with the objectives of Policy CP2 in supporting inclusive communities and housing that is capable of accommodating people with disabilities.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, 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.

Flooding and Drainage: The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. The comments from drainage have been taken into consideration, however due to the scale of the scheme the provision of drainage details is not required.

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 duties under the Equality Act 2010, including the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not. Disability is a protected characteristic under the Act.

The applicant has submitted relevant evidence indicating that the proposal is to extend the property to support the special needs of an individual living at the property.

The scheme is intended to improve and promote inclusive living arrangements. In this respect, the development attracts positive weight in advancing equality of opportunity for a person with a protected characteristic and is consistent with the aims of Core Strategy Policy CP2, which seeks to support the needs of people with disabilities. No adverse impacts on other protected groups have been identified through the application or consultation process.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	25 August 2026
Earliest date for decision:	1 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	27 August 2026

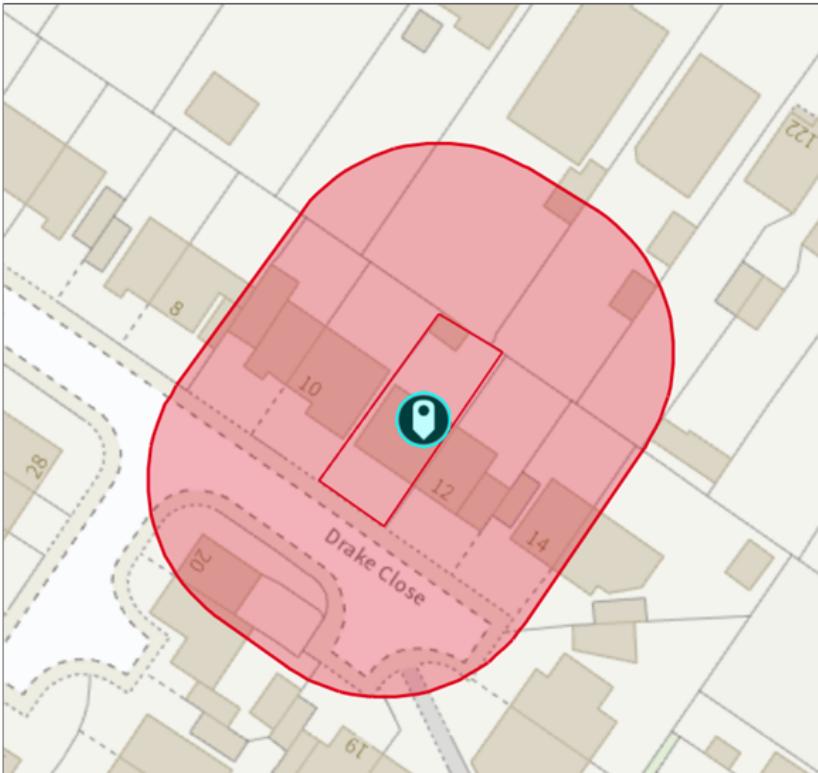
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 2,819.14 m²

Date: Mon Jul 06 2026 17:37:53 GMT+0100 (British Summer Time)



#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=11401&location=479935,165401%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1