

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251294
Site Address:	56 Pine Drive, Finchampstead, Wokingham, RG40 3LE
Expiry Date:	11 August 2025
Site Visit Date:	7 May 2025
Proposal: Householder application for the proposed side dormer.	

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
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
161547	Householder application for proposed erection of two storey side extension, increase in roof height to create first floor extension with front and rear dormer windows plus single storey rear conservatory extension to dwelling.	Approved: July 2016
010923	Proposed two storey side extension, increase in roof height to create first floor with dormer windows to front, side and rear of dwelling.	Approved: March 2001

CONSULTATION RESPONSES

Internal
None
External
None

REPRESENTATIONS

Finchampstead Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

The application site is located within a residential setting of Finchampstead. This application seeks planning permission for the proposed erection of a dormer extension to the existing 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.

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 development proposed would create a larger bedroom to create wheelchair access, which demonstrates the adaptation of an existing home to meeting a housing requirement for a person with specific needs.

Character of the Area: Given the elevational prominence of the dwellings south facing façade, the dormer would undoubtedly alter the appearance of the property from the adjacent areas of Windsor Drive. However, the prominent nature of the extension does not automatically render it unacceptable. In fact, the dormer would appear as a modest addition to the existing roofscape and would integrate well into the existing dwelling, owing to its use of matching materials and subservient form.

Overall, it is considered that the dormer would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The outlook from the dormer window would largely be of the adjacent public amenity space to the south. There would be some oblique views of neighbouring properties, however, this would not result in direct overlooking.

Due to the modest scale of the enlargement, there are no concerns on overbearing impact or loss of light grounds.

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. This decision has taken into account access requirements for 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:	22 July 2025
Earliest date for decision:	7 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23 July 2025

PLANNING CONSTRAINTS/STATUS

Modest Development Location of Finchampstead