

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251092
Site Address:	Maxon House, Hogwood Lane, Finchampstead, Wokingham, RG40 4QW
Expiry Date:	7 July 2025
Site Visit Date:	May 2025
Proposal: Full application for the proposed erection of a single storey side extension to existing office space along with changes to fenestration plus erection of a new patio.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Core Employment Areas
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Site Allocations
Nuclear Consultation Zone
Strategic Development Location
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Ordinary Watercourses Consultation Zone
Ordinary Watercourse
JCEB Preferred Waste Areas

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 CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP15 – Employment Development CP18 – Arborfield Garrison Strategic Development Location

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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB11 – Core Employment Areas TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	N/A
Other	Borough Design Guide Supplementary Planning Document CIL Guidance Sustainable Design and Construction Supplementary Planning Document Arborfield Garrison SDL SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
193279	Application for advertisement consent for 1No illuminated fascia sign 3m from the ground fixed to the building a permanent illuminated sign 'maxon' on the front of the maxon building. Sign size 3m x 542mm x 100mm.	Approved 11/03/2020

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to condition
WBC Emergency Planning – No comments received
WBC Ecology – No comments received

External

Office for Nuclear Regulation – State they have no comments
West Berks Emergency Planning Officer – State they have no comments as site falls outside the DEPZ
AWE Burghfield – No comments received

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is located within the Hogwood Industrial Estate in Finchampstead, and comprises a two storey brick and corrugated cladding building, known as Maxon House, which primary use is offices with a small production area to the side of the building.

The site is accessed from Park lane from the north/east and there is also a direct connection to the A327 to the west via the Nine Mile Ride Extension road. Access onto the building for both vehicles and pedestrians is directly off Hogwood Lane.

Proposal:

Planning permission is sought for the proposed erection of a single storey side extension to the main building, to expand the existing staff room as well as a patio area adjacent to it.

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.

The site is within an allocated Core Employment Area as set out by Policy CP15 of the Core Strategy, and update by Policy TB11 of the MDD Local Plan. These policies set out that employment growth will occur in the areas defined by policy CP15 and specifically requires that any proposed changes from B1, B2 and B8 uses do not lead to an overall loss of floor space in B Use within the Borough. It also requires a range of types and sizes of sites to accommodate the different sectors of the business community. In this case, there would be no loss of any B use and the proposed extension to the building is consistent with the intent of Policy CP15 which allows for the expansion or intensification of existing employment uses, having regard to the needs of specific sectors of the business community, in this case the users of the Maxon House.

Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design.

The application site forms part of the wider Hogwood Industrial Estate, where there are several commercial/industrial buildings. The proposed extension would be single

storey and will match the existing brickwork and steel profiled fascia's for the elevations and felt roof for roof finishes to respond and integrate to the existing building finishes. Moreover, the extension would be located towards the eastern side of the building, behind a two storey element and screened by a heavy treeline on the eastern site boundary, so that it would not be readily visible from the public realm. On this basis, the proposal would not result in any negative impact to visual amenity or local character.

Neighbouring Amenity:

The proposed extension would be single storey and located to the side of the building and within the boundaries of the existing Industrial Estate, where the nearest residential properties are over 50m away to the north of Hogwood Lane. As such, there would be no impact on nearby residential properties on grounds of overlooking, overbearingness, loss of light or noise disturbance.

Highway Access and Parking Provision:

The site benefits from an existing car parking to the front of the building. given the location of the proposed extension and its very small scale, there would be no implications in terms of site access, traffic generation and parking demand.

Flooding and Drainage:

The site is located within flood zone 1, and the proposal represents no additional risk to flooding or drainage network.

Landscape and Trees:

The application is supported by an Arboricultural Impact Assessment & Method Statement DS/33425/AC 14.4.25. The adjacent boundary hedge/trees have been satisfactorily considered as part of the proposal. Provided that the recommendations of the arb. are followed, there will be acceptably minimal tree impact from the built form. The WBC Trees & Landscape Officer raises no objections and have suggested a condition to ensure the trees are protected.

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:	Yes
Recommendation:	Approval
Date:	06 June 2025
Earliest date for decision:	3 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	06/06/2025