

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260103
Site Address:	1 Corfield Close, Finchampstead, Wokingham, RG40 4PA
Expiry Date:	17 March 2026
Site Visit Date:	12 March 2026
Proposal: Householder application for the proposed erection of a single storey front extension following demolition of existing single storey extension.	

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 CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB05 – Housing Mix
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
041570	Proposed single storey front extension to form porch with pitched roof.	Approved 14 th September 2004

CONSULTATION RESPONSES	
Internal	
WBC Digital Solutions Scanning- No comments received WBC Ecology-No comments received	
External	
None consulted	

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Finchampstead Wokingham. The site is surrounded by dwellings that are similar in character and design.

Proposal: This application seeks permission for the proposed erection of a single storey front extension to include 2. No rooflights, following the demolition of the existing single storey front extension.

The proposed extension will measure approximately 3.5 meters in height, 7.9 meters in width and 2.6 meters in depth. The proposed extension will be positioned in the same place as the existing porch thereby utilising the hardstanding area to the front of the property.

As part of the works, new windows will be added to the ground floor front elevation along with a new front door. The extension will facilitate a new entryway and downstairs W/C along with an extended kitchen area.

Planning History: This site has had previous planning applications submitted. Application 041570 submitted in August 2004 for the proposed single storey front extension to form porch with pitched roof. This was approved in September 2004.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Corfield Close and the surrounding estate comprises of detached two-storey dwellings. A number of the dwellings have benefited from two-storey side, two-storey front/side extensions to include dormers to the front elevation which are visible from the street scene.

The proposed extension will be positioned to the front of the dwelling and will be situated

on the existing hardstanding that has been used to facilitate the existing front extension. As a result of this proposal, the single storey front extension will be demolished to make room for the new extension.

As stated in the BDG (Borough Design Guide), alterations and extensions should be well designed, respond positively to the existing dwelling, contribute positively to the existing character and relate well to existing properties.

The extension will be set down from the ridgeline of the host dwelling and will incorporate a hipped roof design and it appears modest in scale and a subservient and sympathetic addition to the main dwelling.

Furthermore, the proposed fenestration changes to the front elevation at ground floor level causes no concern regarding overlooking, as there are no changes with regards to separation distances. In addition to this, the proposal will utilise matching materials that relate well to the host dwelling.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: The scale and design of the proposed extension have been carefully considered to ensure it remains in-keeping to the host dwelling, character of the property and does not result in any unacceptable impact on neighbouring amenity. As the proposal is single storey with minimal changes to fenestration, it causes no adverse concern relating to overlooking, loss of light and overbearing.

Highway Access and Parking Provision: The submitted block plan shows spaces for four parking spaces. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Flooding and Drainage: The site is in an area that is susceptible to surface water flooding, however no known surface or groundwater flooding has been found at the location of the proposed extension. Therefore, this scheme is satisfactory regarding flooding and drainage.

Ecology: The site is located in an area that is suitable for bat roosts. The Council's Ecology Officer has reviewed this application and deemed that no surveys are needed. However, in the event that bats or evidence of bats are found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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 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:	13 March 2026
Earliest date for decision:	10 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	13 March 2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant