

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252901
Site Address:	3 Vermont Woods, Finchampstead, Wokingham, RG40 4PF
Expiry Date:	20 January 2026
Site Visit Date:	11 December 2025
Proposal: Householder application for the proposed single storey front extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Finchampstead Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date

CONSULTATION RESPONSES

Internal

N/A
External

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

APPRAISAL
Site Description: The application site is located within the modest development location of Finchampstead, within Vermont Woods, a suburban estate comprising of detached and semi-detached properties. The site itself comprises a detached dwelling on a relatively large plot with driveway parking. This application proposes a modest front infill extension, which extends the front facing hip across the width of the front elevation. 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 proposed front extension would extend the existing hipped lean-to at the front elevation of the dwelling and span this across the width of the dwelling, at a projection of circa c1 metre and further width of c3.8 metres. Materials are proposed to match the existing dwelling (including fenestration) which is secured by condition. The proposed extension aligns with the existing projecting front hip and whilst visible from the street scene, would be subservient to the main dwelling and thus would not significantly impact the character and appearance of the area. Furthermore, the front facing bay window has been indicated to be replicated albeit at a further projection

which to a degree retains the site's symmetry with adjoining no.1 Vermont Woods.

The proposed modest infill front extension would not stand contrary to CP1 or CP3 of the Core Strategy nor the borough design guide given its limited projection, subservient appearance and matching materials.

Neighbouring Amenity:

The proposed single storey front extension including the installation of a replacement front bay window given its location and modest scale would not give rise to detrimental overlooking, overbearing or overshadowing impacts to neighbouring dwellings.

Highway Access and Parking Provision:

No further habitable rooms are created by the extension, rather an extended living room which does not increase the site's demand for parking. Thus, the proposal retains ample parking and safe access.

Conclusion:

Overall, with the above in mind the proposed front infill extension and the replacement of a bay window would not detrimentally harm the character of the area or neighbouring amenity and thus complies with CP1 and CP3 of the Core Strategy and the provisions of the Wokingham Borough Design Guide. Accordingly, the proposal is recommended for approval subject to conditions.

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:	Approval subject to conditions

Date:	20 January 2026
Earliest date for decision:	17 December 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.01.2026

PLANNING CONSTRAINTS/STATUS

Modest Development Locations

Special Protection Area Linear Mitigation Zone 5km Linear Mitigation Zone

Major Nuclear Site AWE: 12km Zone

Aerodrome Safeguarding: Farnborough Consultation Zone

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zones

Potentially Contaminated Land Consultation Zone

Water Utility Consultation Zones

Landscape Character Assessment 2019 Finchampstead Forested and Settled Sands