

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260359
Site Address:	15 Brambling Grove, Wokingham, RG40 4BS
Expiry Date:	5 May 2026
Site Visit Date:	19 March 2026
Proposal: Householder application for the proposed erection of a single-storey outbuilding to the rear garden for use as a garden office, retrospective.	

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 CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
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 CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Arborfield Garrison SDL SPD Finchampstead Neighbourhood Plan

PLANNING HISTORY		
Application No.	Description	Decision & Date
140764	HYBRID APPLICATION FOR:	Approved 09/01/2017

	PART 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout and (e) scale FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sq m of employment floor space (Use Class B2); a Neighbourhood Centre with up to 1,900 sq m of non-residential floor space (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play area); and sustainable urban drainage systems. PART 2 - Application for FULL PERMISSION for: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).	
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CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey, semi-detached property located on the southern side of Brambling Grove, Wokingham. The site is outside development limits but is also part of the wider Arborfield Garrison Strategic Development Location (SDL).

Proposal:

This application seeks approval for the erection of a detached outbuilding within the rear garden.

Planning History:

Condition 15 of planning permission 140764 states:

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, extensions or alterations permitted by Classes A, B, C, D and E, of Part 1 of the Second Schedule of the 2015 Order (or any order revoking and re-enacting that order with or without modification) shall be carried out without the written consent of the Local Planning Authority.

Reason: To safeguard the character of the area and residential amenity of neighbouring properties, in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

Therefore, the application site does not benefit from permitted Development rights under Classes A, B, C, D and E (buildings etc incidental to the enjoyment of a dwellinghouse), of Part 1 of the Second Schedule of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

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 development comprises a single-storey, detached outbuilding located in the rear garden to the rear of the existing shed.

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. R1 and RD1 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 and R11 requires a coherent street character, including in terms of scale, rhythm, proportion and height.

The proposed rectangular shaped outbuilding measures approximately 4m in length, 3m in width with a mono pitch roof form that has a shallow gradient. The outbuilding is sympathetically positioned in the southwestern corner of the site and is not of such an excessive size that would adversely impact the existing open character of the garden. The outbuilding is of a modest height and is surrounded by a high-level timber fencing and adjacent to the neighbouring detached garage structure, and as such, would have limited visible impact upon the landscape.

Although there would be some views of the outbuilding roof from the public realm, the location of the outbuilding is sited to the rear of the existing shed and more than 17m from the road. Therefore, views of the development are largely obscured when

traversing from along Brambling Grove. Given this, and the relatively small scale of the proposed development, it is considered that the scheme does not detrimentally impact the character of the host dwelling or local area.

The walls are finished in anthracite coated galvanised steel and the roof with an insulated panel system. The material palette utilises a grey finish which is similar to the slate grey roof tiles of surrounding properties and is considered acceptable.

In conclusion, the erection of the detached outbuilding in the rear garden is not considered to cause any detrimental impact to the character of the host dwelling of local area.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

By virtue of the siting of the outbuilding and single storey scale of development, there are no detrimental loss of privacy, loss of light or overbearing impact that would be generated to neighbouring residential amenity.

Conclusion:

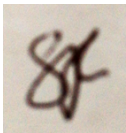
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	28 April 2026
Earliest date for decision:	10 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	1.5.26

PLANNING CONSTRAINTS/STATUS

Finchampstead Parish

Barkham & Arborfield Ward

Countryside

Arborfield Garrison Strategic Development Location