

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250468
Site Address:	8 Butts Hill Road, Woodley, Wokingham, RG5 4NH
Expiry Date:	1 May 2025
Site Visit Date:	13 March 2025
Proposal: Householder application for the proposed erection of an outbuilding with gabled roof, including roof lights to facilitate loft storage (part-retrospective)	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
190144	Householder application for the proposed creation of a new in and out driveway with new front entrance gates on brick piers and a new dropped kerb	Approved 18/3/19
183357	Householder application for proposed alterations to driveway, formation of a new access and	Refused –

	erection of brick piers/gates	16/01/19
141578	Proposed erection of two storey front extension	Approved 26/9/14
060045	Proposed erection of a single detached garage. Retrospective	Approved – 08/11/06

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	4 Tiverton Close – Objection to the use of rooflights 3 Tiverton Close – Objection regarding impact on trees, overbearing impact of the roof, overlooking impact of the side gable window and usage of the building 3 Tiverton Close - Objection regarding impact on privacy and loss of trees <u>Officer comments</u> - <i>The impacts on privacy and general neighbouring amenity will be assessed in the report.</i> - <i>The tree that is mentioned across multiple comments was not protected and was removed before this application was submitted, so cannot be considered apart of this application.</i> - <i>In case of approval, the outbuilding's ancillary use will be secured by a condition.</i> - <i>Light pollution is mentioned across a number of comments, for an outbuilding of this size it is not a material consideration</i>

APPRAISAL

Procedural:

For the avoidance of doubt this report the decision is in accordance with the change of description agreed with the applicant on 1/5/25. The new description includes the whole outbuilding and not just the roof. This change preceded a 21 day re-consultation period to allow for any further comment from all consultees.

Site Description:

This application relates to the rear garden of a large dwelling house located in the major development location of Woodley.

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 level of occupancy within the building would be ancillary to the main dwelling house, comprising of home office and storage – the application has been assessed on this basis.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

Although the development is large for an outbuilding, it still appears to a subservient addition not the main dwelling, as the main dwellinghouse is extremely large. The development will be screened from view by the extension to the existing dwelling which is being carried out under permission 210401. Although this was not complete at the time of site visit, work had started and once complete, the development will be completely screened from view from Butts Hill Road. The development may be seen from the public realm via Tiverton Close, however the views will be significantly limited due to the screening boundary treatment and vegetation. Therefore, the impact on the character of the area is deemed to be acceptable.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

Following conversations between the planning officer and the applicant, new plans were submitted on 14/04/25 that removed the gable window facing number 10 Butts Hill Road, obscurely glazed the rooflights and confirmed them to be non-opening below 1.7 metres. The result of this is that no windows above ground floor level will have the potential to overlook neighbours. This removed the concern the council had regarding overlooking of neighbours and the impact is subsequently deemed to be acceptable.

Loss of Light and Overbearing

Albeit close to the boundary, the development is set well away from the neighbouring dwelling and the main amenity space at number 10, and therefore the loss of light and overbearing impacts are deemed to be acceptable.

Regarding the neighbour to the rear, at 3 Tiverton close, although at its closest, the development is set less than 1 metre from the boundary, it is set over 10 metres from the dwelling. This significantly reduces the impact of the proposal. Furthermore, this development complies with the Borough Design Guide section R23 which states that “The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary”. This proposal has an eaves height of 2.6 metres and therefore is deemed acceptable.

Also reducing the impact of the proposal is the high hedge that runs along the rear of the application site. This largely protects the views from the rear elevation at 3 Tiverton Close, mitigating any overbearing effect.

An objection has also been received from number 4 Tiverton close regarding the proposed roof lights. The Borough Design Guide section R16 states that the separation distance between a rear wall and a flank wall of dwellings between 1-2 storeys must be at least 12 metres to maintain privacy. The distance between the rear wall of the outbuilding and the flank wall of number 4 Tiverton Close

Landscape and Trees:

The WBC Landscape and Trees officer has reviewed this application and has no objections, the TPO tree toward the front of the site will not be affected by the proposals.

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:

No

Recommendation:

Approve

Date:	23/5/25
Earliest date for decision:	28 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	23.05.2025