

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250493
Site Address:	32 Gloucester Avenue, Shinfield, Wokingham, RG2 9GA
Expiry Date:	1 May 2025
Site Visit Date:	16 April 2025
Proposal: Householder application for the proposed erection of an outbuilding to rear (part-retrospective).	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Dev. Location (Shinfield)
Landscape Character Assessment Area

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
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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
None
External
None

REPRESENTATIONS

Parish/Town Council	No comment.
Ward Member(s)	No comments received
Neighbours	One neighbour has commented stating they have no objection.

APPRAISAL

Description of Development:

This application seeks permission to erect a single storey outbuilding (2.6m x 3.6m) at the bottom of the rear garden.

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 outbuilding is located to the rear of the dwelling at the bottom of the garden where it would not be visible from the public domain. The outbuilding is set 0.5 metres from the closest neighbouring boundary and has a maximum eaves height of approximately 2.5 metres. When considering its location, along with the size and scale, it is deemed that the outbuilding is acceptable in its proposed location, and it would not negatively impact upon the character of the area.

Neighbouring Amenity:

The proposed outbuilding is single storey in nature and there are no windows on the side elevations. Therefore, there are no concerns on neighbouring amenity grounds with regards to loss of light and overlooking. To avoid being overbearing, guidance in the Borough Design Guide (BDG) states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set 0.5 metres from the nearest boundary, but an eaves height of 2.5 metres shows compliance with this guidance relating to overbearing within the BDG.

Residential Amenity Space:

Section 4 of the BDG provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. On this occasion, the erection of a rear outbuilding would reduce the remaining garden

space to a depth of 7.15 metres. However, considering that the plot is approximately 5 metres wide, there would still be an appropriate amount of garden space to facilitate the development, and it would not be detrimental to the enjoyment of the current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	28 April 2025
Earliest date for decision:	27 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28/04/25