

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252051
Site Address:	1 Wyvols Cottages, The Street, Swallowfield, Wokingham, RG7 1RH
Expiry Date:	22 October 2025
Site Visit Date:	8 October 2025
Proposal: Householder application for the proposed erection of a single-storey detached outbuilding within the side garden to form a garden room, to include associated fenestration alterations to all elevations, the insertion of roof lights to both roof slopes, and finished externally in a combination of brick slips and vertically-charred timber cladding with a pitched tiled roof to match the existing dwelling.	

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 TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH2 – Safeguarding amenity HC5 – Environmental protection HC7 – Light pollution HC8 – Noise pollution HC10 – Odor, fumes and dust

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Swallowfield Village Design Statement
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PLANNING HISTORY

Application No.	Description	Decision & Date
33401	Two storey side extension to provide lounge on ground floor with bedroom above.	Approved 13/06/1989
44927	Proposed two storey side extension to dwelling to form lounge with bedroom over	Approved 20/11/1995

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions
WBC Growth & Delivery (Planning Policy) – No comments received

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey outbuilding to provide a gym and a tool shed. The outbuilding will be located to the side of the dwelling and it projects slightly forward of the building line of the property.

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 CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

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.

Core Strategy policy CP11 states that in order to maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where it does not lead to excessive encroachment or expansion of development away from the original buildings. Land directly west of the application site is designated as countryside and only a section of the rear garden for this site is located within land designated as countryside, however, the proposed location of the outbuilding is within land identified as a limited development location by Core Strategy policy CP9. Given that the proposed outbuilding is not located within the countryside, and as the trees on the sites western boundary would screen any views from the countryside to the west, it is not deemed that the proposed outbuilding poses any harm to the quality of the open countryside and the proposal therefore complies with policy CP11.

Guidance in the Borough Design Guide (BDG) states that garages, to which an outbuilding most closely relates to, should not be sited in front gardens but should be to the side of rear of a dwelling. Additionally, the BDG states that garages should not project forward of the building line of a property. The outbuilding is located to the side of the dwelling, however, it projects forward of the existing building line of the dwelling by approximately 7.6 metres. Whilst this conflicts with guidance in the BDG, it is important to highlight that the site benefits from a large front garden area whereby the dwelling is set back by 18.5 metres from the site frontage, and the outbuilding would be set back 12.7 metres from the site frontage.

There is also a staggered building line along this section of The Street where it curves around a bend. Properties Beaver Cottage, Alltdearg and Little Gables are set back just over 10 metres from the highway which demonstrates that they project further forward than the outbuilding would in terms of building lines. The outbuilding and Beaver Cottage would act as 'bookends' for this row of properties and it is not deemed that this would negative impact upon the character of the area given the screening from the trees to the west. The adequate set back, combined with the reasonable size and scale of the outbuilding ensures that it would not have a negative impact on the host dwelling or character of the area.

Neighbouring Amenity:

The proposed outbuilding is located adjacent to the western boundary of the site. There are no properties located to the west and therefore there are no concerns on neighbouring amenity grounds.

Residential Amenity Space:

The proposal poses no harm to the usability of the site's rear amenity space for current and future occupiers.

Impacts on Trees:

There are some substantial trees in the field adjacent to the application site and some of these are located close to the boundary. Following a site visit carried out on 08/10/2025 it was evident that the proposed outbuilding would not be located within the canopies of the trees and therefore it is unlikely that they would be any significant incursion to the root protection area of these trees. Additionally, none of the trees in the adjacent field are TPO trees or veteran trees. Whilst the Council's Landscape and Trees Officer was not consulted on this application, it is clear that there would be no unacceptable harm to trees.

Highway Access and Parking Provision:

The proposed outbuilding would not have any impact on the site's access or on the provision of parking. The outbuilding includes a gym which is for personal use and therefore the Council's Highways Officer has recommended a condition to ensure that the outbuilding remains ancillary to the main dwelling. Accordingly, the condition is recommended.

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 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.

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:	17 October 2025
Earliest date for decision:	23 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	17/10/25

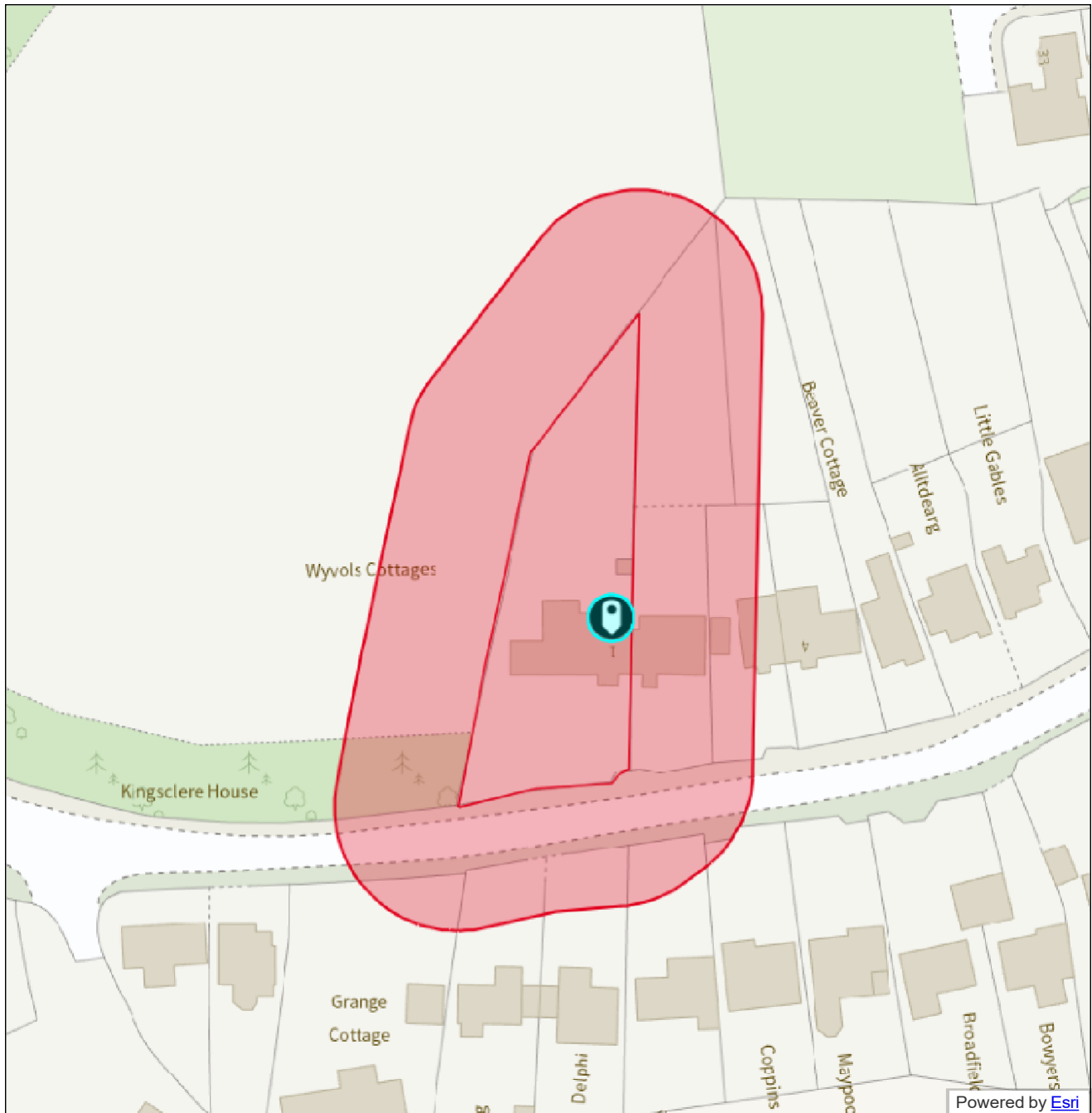
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 6,460.14 m²

Date: Tue Sep 02 2025 08:58:40 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 4

#	NAME
1	Outside Development Locations
2	Within Modest or Limited Development Locations
3	Within Modest or Limited Development Locations
4	Within All Development Locations

Scale and Location of Development Proposals | Total count: 2

#	FEATURE_TYPE	NAME
1	Countryside	Countryside
2	Limited Development Locations	Swallowfield

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE Burghfield: Outer Zone	This is the OCZ.
2	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Submitted Sites Live | Total count: 2

#	SITE_REF	LUPP	ADDRESS
1	5SW006	Housing (C3 Planning Use Class).	Land off Basingstoke Road
2	5SW021	Housing (C3 Planning Use Class).	Land at Swallowfield

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	HH1060	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	HH1061	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	HI1060	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	HI1061	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
2	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 2

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0121054211101&es=11401&location=472274,164966%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0121054322201&es=11401&location=472315,164450%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Riseley Farmed Clay Lowland

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Spencers Wood & Swallowfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Swallowfield CP	0 m