

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250936
Site Address:	Claridge House, Jubilee Road, Finchampstead, Wokingham, RG40 3SE
Expiry Date:	26 June 2025
Site Visit Date:	10 June 2025
Proposal: Householder application for proposed erection of an outbuilding.	

PLANNING CONSTRAINTS/STATUS

Countryside
Areas of Special Character
Scale and Location of Development Proposals

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 CP6 – Managing Travel Demand 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 CC07 – Parking TB25 – Archaeology TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2001/4293	Proposed erection of a replacement dwelling. Demolition of existing dwelling.	Approved 30/07/2001
F/2002/5610	Proposed erection of garages and stables.	Refused 05/03/2002
F/2002/5801	Proposed erection of a replacement dwelling. Amendment to consent F/2001/4293.	Approved 15/04/2002
F/2002/7956	Proposed erection of one replacement dwelling. Amendment to consent F/2002/5801	Approved 24/12/2002

F/2002/8075	Proposed erection of replacement triple garage and new stables.	Approved 20/01/2003
183241	Householder application for the proposed part conversion of existing detached garage to create habitable accommodation, plus internal alterations.	Approved: 01/02/2019
214158	Householder application for the proposed development of a two-storey side extension and single-storey rear extension to existing dwelling; new outdoor covered BBQ dining area to rear.	Approved: 23/02/2022
223364	Householder application for the proposed design refinement to the approved exterior area directly outside the basement level by proposing a formal sunken external garden.	Approved: 31/01/2023

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Built Heritage Officer – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS

Finchampstead Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site comprises a large plot of land located to the east of Finchampstead Village, on the south-eastern side of B3348 Jubilee Road and within designated countryside.

This application seeks planning permission for the erection of a triple bay, detached outbuilding. The development would be used for domestic storage.

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 in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- It does not result in inappropriate increases in the scale, form or footprint of the original building.

The proposed outbuilding is clearly subservient to the main dwelling with regard to its scale. Furthermore, despite its relatively notable distance from the existing property, the proposal would not lead to an excessive encroachment or expansion of development into the countryside. The outbuilding would be located at the end of the existing and established access track along the southwestern boundary of the plot and set within an area of the site used as domestic residential garden.

Accordingly, the development would not adversely impact the rural visual amenity of the countryside it is situated in, nor have a detrimental impact upon its open nature. As such, compliance with policy CP11 of the Core Strategy is achieved.

Character of the Area: The proposed outbuilding would not impact upon wider character, owing to its negligible visibility from the public domain.

The style of the outbuilding would be a stark contrast to the architecture of the host dwelling, however, as stated previously, it would remain a subservient addition to the existing built form on the site. Its use of materials and carefully considered design would result in a seamless integration within the verdant, countryside setting.

It is noted that the outbuilding would be large relative to its incidental/domestic storage use, however, the size of the building must be considered against both the size of the host dwelling and wider site, in which it would be entirely commensurate.

Overall, the proposal would have an acceptable impact on the character of the area and the appearance of the site. As such, it would comply with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The development would be sited on an extensive plot of land, and as a result, would be sufficiently distant from any nearby properties, thus preventing any overlooking, overbearing or loss of light impact occurring.

Heritage: The south-western boundary of the site lies adjacent to the north-eastern edge of the Finchampstead Village Area of Special Character. Given the proposed location and form of the garage, it would have no impact on the neighbouring Area of Special Character, as concluded by the Councils Heritage Officer.

Highway Access and Parking Provision: WBC Highways have raised no objection to the proposal.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	Not required
Recommendation:	Approve
Date:	23 June 2025
Earliest date for decision:	24 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23/06/25