

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261094
Site Address:	Whitley, Heath Ride, Finchampstead, Wokingham, RG40 3QN
Expiry Date:	4 September 2026
Site Visit Date:	3 June 2026
Proposal: Householder application for the proposed erection of an outbuilding to the rear.	

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 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 CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
981940	Proposed Single Storey Side And Rear Extension To Dwelling Plus Two Detached Garages One With Studio above	Refused 14/07/98
980271	Proposed Single Storey Rear Extension To Dwelling To Form Conservatory and Study	Approved 08/02/99

CONSULTATION RESPONSES

Internal
None consulted
External
None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site comprises Holly Tree House (formerly Whitley House), a substantial detached two-storey set within an extensive residential curtilage.

The dwelling is accessed via a long private driveway from Heath Ride, positioned set well back from the public highway and extensive garden land extending around it. The immediate surroundings are characterised by detached dwellings set within generous plots, with a transitional rural-residential character.

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.

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.

Countryside: Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

CP11 states:

1. It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and
3. It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
4. In the case of residential extensions, does not result in inappropriate increases

in the scale, form or footprint of the original building;

The proposed development involves an extension to an existing residential property by way of the erection of an outbuilding in the garden. As such, criteria 1–3 of Policy CP11, which relate to rural enterprises, countryside uses, and building conversions/replacements, are not applicable. The proposal therefore falls to be assessed against criterion 4 of Policy CP11.

The outbuilding is sited on the eastern boundary but clearly situated within the established residential garden of Whitley, being single storey, it would be a subservient feature to the main dwelling. The outbuilding occupies a modest footprint relative to the overall site area (approx. 1.3%) and would not materially increase the footprint, scale or massing of the original dwelling itself. Its traditional design, comprising a timber-clad structure with a simple roof form and open bays, further reinforcing its incidental form and use.

Notwithstanding the separation distance from the main dwelling, which could otherwise give rise to concerns that the building may appear isolated, the siting remains wholly within the defined residential curtilage and the scale and domestic use of the outbuilding ensures that it would be read as a subservient outbuilding rather than a separate or independent form of development in the wider countryside. It is noted that the outbuilding is positioned at the far end of the residential garden. Whilst the land beyond the boundary fence to the south west of the outbuilding is within the same ownership, it is not in residential use and does not form part of the garden. This was confirmed by the officer site visit. The proposal would not therefore represent a disproportionate addition or incongruous feature within the wider countryside.

On this basis, the development is considered to comply with criterion 4 of Policy CP11, as it would not result in an inappropriate increase in the scale, form or footprint of the original building and would remain a proportionate and incidental addition within the countryside setting.

Therefore, the outbuilding would not harm the countryside and the proposal is therefore considered to comply with policy CP11 in this respect.

Character of the Area: The single storey dual-pitched roofed outbuilding would be approx. 15m in length, 6.2m in width, 3m eaves height and 5m ridge height. The purpose of the outbuilding will to house the ride-on mover as well as providing shelter and storage for garden furniture, garden tools and ancillary equipment.

The outbuilding is suited to the rear of the dwelling, set behind the main property when viewed from Heath Ride, and is further screened by existing boundary vegetation. Therefore, the proposal will not be visible from the public realm. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The traditional oak-framed form that reflects the rural-residential character of Heath Ride and the established domestic character of Holly Tree House. Thus, the materials are appropriate to a countryside setting and complement both the existing dwelling and the wider landscape.

Neighbouring Amenity: The proposal is single-storey and sited to the rear of the plot, well separated from the boundaries of neighbouring residential gardens by the extensive garden area around the host dwelling. The ridge height of 5 metres is modest for a structure of this footprint and, given the separation to neighbouring dwellings, will not give rise to any overbearing effect, loss of light, or loss of outlook. Also, along the side boundary there is established and mature trees/vegetation which acts as natural screening.

Outbuilding purpose: The purpose of the outbuilding will to house the ride-on mower as well as providing shelter and storage for garden furniture, garden tools and residential paraphernalia. It's clear the outbuilding will be used incidental to the enjoyment of the dwellinghouse and contains no residential accommodation.

Amenity Space: The garden space remaining would be over 11m in depth, thus complying with the BDG.

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.

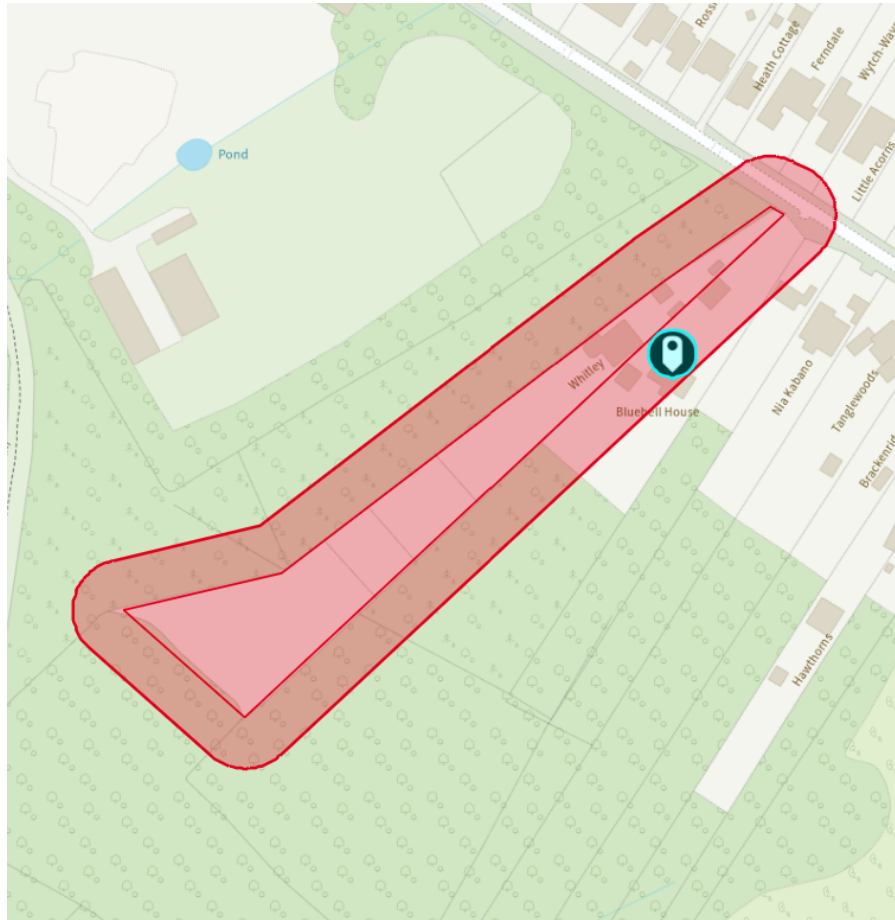
RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	1 September 2026
Earliest date for decision:	12 June 2026

Recommendation agreed by: (Authorised Officer)	
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Date:	2 September 2026
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PLANNING CONSTRAINTS/STATUS

Me Report



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No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Thames Basin Heath SPA Mitigation Zones | Total count: 1

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

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Restricted Byway

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new

			hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
2	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 1	Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 90 metres (295.3 feet)	YES	YES

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 6

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	XJ1075	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	XJ1076	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	XJ1077	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	XK1075	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	XK1076	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	XM1074	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	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development
2	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer
2	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 2

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=11401&location=481766,166418%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000432000&notes=11401&location=480059,163550%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 2

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Finchampstead Forested and Settled Sands
2	Landscape Character Assessment 2019	Finchampstead Ridges Forested and Settled Sands

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Finchampstead Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Finchampstead CP	0 m