

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242998
Site Address:	6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW
Expiry Date:	7 February 2025
Site Visit Date:	28 January 2025
Proposal: Householder application for the proposed erection of an outbuilding (part retrospective).	

PLANNING CONSTRAINTS/STATUS

Countryside
Scale and Location of Development Proposals
Tree Preservation Orders

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 CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
242443	Application for a certificate of lawfulness for the proposed erection of a single storey outbuilding for parking and storage.	Approved: October 2024

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to a condition

External

None

REPRESENTATIONS

Finchampstead Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	Three letters received objecting to the application on the following grounds: - The inappropriate scale of the outbuilding. - The combustible nature of the proposed materials. - The impact on protected trees. - Failure to comply with building regulations. - Impact on neighbours. - Visual impact.

APPRAISAL

Site Description: 6 Johnson Drive is a two-storey dwelling located in Finchampstead, within the countryside. This application seeks retrospective planning permission for the erection a single storey detached outbuilding adjacent to the southern boundary of the plot.

The outbuilding has already been partly constructed, with its foundations and framework already in place. This follows the approval of application 242443, which granted a certificate of lawfulness in October 2024, confirming the outbuilding as proposed at the time complied with the requirements of Class E, Part 1, Schedule 2 of the General Permitted Development Order. This current application for full planning permission has been submitted as it is now proposed to adopt a shallow hipped roof form, as opposed to the initial flat roof design that was granted the certificate of lawfulness. The other aspects of the outbuilding, being its scale, the external materials proposed, and its use, all remain identical.

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.

There is no inappropriate encroachment into the countryside as a result of the development, with the outbuilding being contained within the conglomeration of the existing built form on the site. Furthermore, owing to its limited scale, the outbuilding is considered to be of an appropriate scale within the context of the site, which is occupied by a large two storey dwelling. Overall, the additional bulk from the development would not harm the countryside and the proposal is therefore considered to comply with policy CP11 in this respect.

Character of the Area: The outbuilding would not impact the wider area, owing to its modest size and being completely screened from any public vantagepoints. In any case, the structure is of an unimposing design and would appear subservient to the host dwelling and surrounding built form. For these reasons, the development is considered to comply with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Despite concerns raised by neighbouring residents, the outbuilding would not have an adverse impact on the amenities of nearby occupants. Its modest height would mitigate any potential loss of light or overbearing impact experienced by adjacent sites, while the use of the outbuilding for storage and vehicular parking would not generate a level of noise that would be harmful to neighbouring residents.

Concerns from neighbouring residents also relate to the materials to be used in the construction of the outbuilding and the subsequent failure to comply with building regulations. This is not a material planning consideration and cannot be considered in the determination of this application.

Landscape and Trees: The LPA acknowledge the outbuildings close proximity to the TPO Scots Pine and the subsequent pressure on its roots. Notwithstanding, the permitted development application forms a valid fallback position, whereby a structure of the same mass and within the same footprint could be built in the event this application was refused. The sole difference between the previously approved scheme and that which is currently seeking permission is the change of roof form, which would itself have negligible impact on the health of the adjacent tree.

In accordance with the above, despite concerns raised for the long-term health of the TPO tree in question, the Landscape & Trees Officer raise no objection to the application. This is however subject to a condition being imposed that would secure the retention of any trees and shrubs on the site, which in combination with TPO legislation that requires any TPO that is felled to be replaced, is considered to appropriately mitigate the potential harm to the tree in this site-specific circumstance.

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:	30 January 2025
Earliest date for decision:	6 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30 January 2025