

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260974
Site Address:	4 Lancaster Gardens, Earley, Wokingham, RG6 7PA
Expiry Date:	16 June 2026
Site Visit Date:	19 March 2026
Proposal: Householder application for the proposed installation of an amateur radio short-wave wire antenna within the rear garden, attached to a supporting pole at the rear of the garden and connected to the existing TV antenna pole on the 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
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
07424	Conversion of garage into utility room	Approved 28/12/1977

CONSULTATION RESPONSES

Internal

WBC Environmental Health: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	4 Objections: Negative impact upon outlook, amenity and unsightly. Potential health implications related to radiation. Officer response: Loss of a view is not a material planning

	consideration. Impact upon amenity and unsightliness addressed in neighbouring amenity and character sections of report. WBC Environmental Health have been consulted and raised no objection.
Others: Radio Society Of Great Britain	Supports application

APPRAISAL

Site Description: Two storey detached dwelling.

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: Observations of the street scene along Lancaster Gardens demonstrate that TV aerials on dwellings are positioned at a high level above the roof, making them visible from the public realm. The proposed antenna and pole would be located towards the rear end of the garden and would have a slim profile. The antenna would extend to approximately 7m above ground level. While the fixture would be free-standing, the overall height would be comparable to the existing TV aerials found within the locality.

Given its height and free-standing nature, the antenna would be perceptible as a structure in its own right, rather than an ancillary domestic fitting. However, the fixture would be slim and located in front of an existing Bay tree which provides a year round form of natural screening. In addition, along the shared boundary there is mature and established vegetation/trees which would provide additional natural screening of the fixture.





There may be glimpses of the antenna, however, due to its slimline profile, it would not be overly dominant, or visually intrusive within the street scene, and would not significantly impact the character of the host dwelling or local area.

In addition, the antenna would be of a temporary nature and could be removed from the property when it is no longer required – in this context it is not a permanent bricks and mortar alteration to the dwelling. A condition will be attached to ensure that the antenna is removed once it is no longer required.

Neighbouring Amenity:

Overlooking: The proposed antenna does not incorporate any platforms, cameras or enclosed elements, nor does it facilitate human access. As a result, the structure does not introduce any new opportunities for overlooking of neighbouring dwellings or gardens. Accordingly, the proposal would not give rise to any loss of privacy.

Loss of Light: The antenna and supporting pole would be of a slim, linear form, with no solid massing. As such, the structure would not create a meaningful obstruction to daylight or sunlight when assessed against neighbouring windows or private amenity spaces. The development would therefore not result in any discernible loss of light to neighbouring properties.

Overbearing: While the antenna has a vertical extent of approximately 7m, its slimline specification, lightweight appearance and lack of bulk ensure that it would not appear visually dominant or oppressive when viewed from neighbouring land.

Concerns have been raised regarding potential health implications associated with radiation from the proposed amateur radio short-wave wire antenna. However, these matters are not considered to constitute a material planning consideration in the determination of this application. National policy is clear that local planning authorities should not duplicate controls exercised under other regulatory regimes. In this respect, radio equipment is subject to separate regulatory oversight, including compliance with standards set by Ofcom and internationally recognised exposure guidelines. Furthermore, the Council's Environmental Health Officer has reviewed the proposal and raises no objection on health grounds. Having regard to the above, it is not considered that concerns relating to radiation warrant refusal of planning permission in this instance.

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:	11 June 2026
Earliest date for decision:	19 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	12 June 2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant