

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252567
Site Address:	Former Caretakers Bungalow, Emmbrook Junior School, Emmbrook Road, Wokingham, RG41 1JR
Expiry Date:	22 December 2025
Site Visit Date:	10 November 2025
Proposal: Full application for external modifications to the building including demolition of the rear porch, chimney and flue, plus changes to fenestration and relocation of fencing. (Part retrospective)	

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 CP15 – Employment Development
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
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy CE1 – Design principles for efficient buildings CE4 – Supporting a circular economy H2 – Presumption against residential losses NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity HC7 – Light pollution HC8 – Noise pollution

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2008/1422	Erection of a single storey side extension plus demolition of existing garage	Approve 02/09/2008

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to written confirmation of surface water arrangements

WBC Landscape and Trees – No objection

External

Royal Berkshire Fire & Rescue – No objection

Scottish and Southern Electricity Networks – None received

REPRESENTATIONS

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

APPRAISAL

Site Description: The site is a detached former bungalow with a fenced off rear garden located within the grounds of Emmbrook Infant and Junior School. The site is located along the access road to the school, close to the eastern boundary with the garden area adjoining the residential gardens to the east.

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 former caretaker bungalow is located within settlement limits and within the school complex, sharing an access with the school. As such any extensions an/or external alterations are acceptable in principle providing that they comply 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:

The former Bungalow building was originally built as ancillary accommodation to Emmbrook School which was subsequently converted to an out of school club. This was operating since at least 2000 as confirmed within the planning history and previous officer's report. The school runs, breakfast, after school and holiday club activities from the building. As such, as was the case in the 2008 application, the proposed works should be considered as alterations to an existing school building. The proposal includes the demolition of the rear porch, chimney and flue, plus changes to fenestration and relocation of fencing which are part retrospective. No change of use is sought as part of this application.

The proposed internal alterations are considered to be acceptable in design terms as they would not alter the external appearance of the building. Further the formalisation and extension of the rear play/garden area is also not considered to be harmful. The proposal would add an additional area of garden to the northwest of the existing garden space. This would reduce the level of amenity land within the school site, however, in the context of the school site this change is not considered to be harmful to the character of the area.

Whilst it is acknowledged there would be a change to and reduction of amenity space which would not usually be permitted, given that this is within an existing school site this is not considered harmful and no longer linked to residential purpose of caretaker accommodation. The external materials proposed as part of the changes would match like for like as confirmed upon the submitted which is considered to be acceptable. The proposal would also remove the chimney from the building and although this is considered to break up the existing roof form, its removal would not be detrimental to the character of the area in general.

Overall, the proposed changes are not considered to be harmful to the character of the area and as such would accord with the local plan policies in this regard.

Neighbouring Amenity:

The proposed changes are predominantly internal, and these elements are not considered to cause harms to the neighbouring amenity. The external changes including the replacement of existing doors and windows and the demolition of the chimney and porch are not considered to impact any neighbouring properties. The window replacements are located at ground floor level and as such would not alter the current situation or result in overlooking harm. The neighbouring properties are set approximately 15 metres from the bungalow building and whilst the garden area would be formalised in its use as part of the school club activities the use has been ongoing for circa 25 years and would be reasonably expected to have children playing and using this area within a school setting for parts of the year. The proposed changes would not significantly alter or intensify the existing use of the building to a level wherein there would be detrimental noise or traffic impacts for instance. Furthermore, the additional

area of the garden area is set away from the neighbouring boundaries. As such, no objections are raised in this regard.

Highway Access and Parking Provision:

The proposal would not alter the parking provision at the site or create any significant intensification of the use of the site. The bungalow building itself has several parking spaces and the wider school grounds provide further parking if required. The use of the building remains as it has been operating and part of the overall school offering. Therefore, no objections are raised in this regard.

Surface Water Flood Risk:

The Lead Local Flood Authority has not raised any objection to the proposal subject to confirmation from the applicant that the existing surface water drainage regime has not be degraded or altered by the proposal and that they will ensure that ground levels around the new fence line are such that they would not redirect surface water towards neighbouring properties. Following receiving these comments, the applicant has confirmed that the existing arrangements on site have not been altered, and the new/ replacement fencing has not altered the ground levels at or around the site. On this basis, no objections are raised in this regard.

Other:

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:	30 October 2025
Earliest date for decision:	17 November 2025

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	21.11.25