

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250507
Site Address:	13 Cornfield Road, Woodley, Wokingham, RG5 4QA
Expiry Date:	15 May 2025
Site Visit Date:	28 April 2025
Proposal: Householder application for the proposed erection of an outbuilding in the garden to be used as a self contained annexe.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Woodley

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
76/63	Terraced House	Approve 13th June 1963
172339	Householder application for the proposed erection of first floor side extension to create habitable accommodation plus erection of front porch.	Approve 20th September 2017

CONSULTATION RESPONSES

Internal

WBC Building Control
WBC Highways
WBC CIL

External
N/A

REPRESENTATIONS	
Parish/Town Council	No objection but request relevant conditions be added which ensure the outbuilding remains ancillary to the main dwelling and cannot be used in the future as a separate dwelling.
Ward Member(s)	No comments received.
Neighbours	One comment received in support of the application on behalf of the National Annexe Planning Consultancy (NAPC): • Benefits: Residential annexes support multigenerational living, reduce social care burdens, provide affordable housing, and increase housing capacity. • Ancillary Use: Residential annexes are typically considered ancillary to the main dwelling, even if they contain all the facilities necessary for independent living (such as a kitchen, bathroom, and bedroom) and are not stand-alone planning units because they are functionally linked to the main dwelling. Legal precedents support this view including R. (on the application of Fuller) v London Borough of Bromley [2012] EWHC 191 (Admin) and Uttlesford v SoS (Environment & White) • Quality Assurance: To safeguard the integrity of annexe accommodation, effective planning conditions are important; and for structural longevity, compliance with Building Regulations is necessary to ensure high-quality annexe developments. <i>Officer comment: The issues of ancillary use will be discussed in the main body of the report. Compliance with Building regulations is a separate process to planning. The benefits stated are not a material consideration in determining this application.</i> <u>One objection to the application received:</u> • Privacy: The annexe would overlook habitable rooms in the neighbouring property including the kitchen, lounge, and back bedroom. This would lead to a significant loss of privacy, especially during warmer weather when windows and doors are open. <i>Officer comment: overlooking and loss of privacy is discussed in the main body of the report.</i>

	• Overbearing: The annexe's proximity and size, especially with its raised base, would be overbearing in relation to the neighbour's garden. <i>Officer comment: overbearing is discussed in the main body of the report.</i> • Trees and Biodiversity: The removal of mature trees to make way for the annexe would result in a loss of privacy to neighbours and negatively impact biodiversity. <i>Officer comment: The trees in the rear garden are not protected. Their removal would not significantly reduce privacy to no. 15 Cornfield Road because the back-to-back separation distance with the nearest property at Leyburn Close would be approximately 50m and approximately twice the minimum distance recommended in the Borough Design Guide.</i> • Parking and Road Impact: The current parking situation is already strained with three to four cars. Renting out the annexe would likely add more cars, worsening the parking issue. <i>Officer comment: The Highways Officer has confirmed that there is adequate provision for off street parking for one additional habitable room.</i> A planning team visit is recommended to see the potential impact firsthand. <i>Officer comment: A Planning Officer has visited the site to assess the impact of the proposal on neighbouring amenity.</i>
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APPRAISAL

Site Description: The site is a 1960s semi-detached dwelling located in the residential area of Woodley. The dwelling benefits from an open plan front garden with a driveway for off street parking. At the rear there is a garden approximately 20m in length and 12m in width. Adjacent to the rear border there are a row of fir trees approximately 4m in height and a small wooden outbuilding with a flat roof. The rear side boundary fence is between 1.6m and 1.8m in height with partial visibility through the trellis section above 1.6m.

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.

Proposal: The erection of an outbuilding in the rear garden to be used as a self-contained annexe for a disabled family member and/or extended aging family member. The proposed outbuilding will have a toilet and shower, kitchen facilities and a bed. To facilitate the outbuilding, the hedge at the bottom of the garden will be removed and the existing shed relocated. The outbuilding will measure 7.9m in width, 4.1m in depth and be 2.85m in height from ground level. It would be situated approx. 1m away from the rear boundary fence; 0.9m from the eastern boundary with no. 15, and 3.4m from the western boundary with no. 11. It will have a flat roof made of EDPM rubber; and the front, side and rear elevations will be clad with composite or metal. There will be double doors on the front elevation and 2 no. windows on the side elevation facing west.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The outbuilding would not be visible from the street or impact the public realm. Therefore, it would not harm the character of the area.

Overall, the proposal would comply with policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The proposed side windows would not face directly onto a habitable room or increase overlooking. Furthermore, the open trellis design of the fence above 1.6m, already allows partial overlooking through to the neighbouring gardens at no. 11 and no. 15 Cornfield Road (Figure 1) and the existing shed has a window overlooking the fence (Figure 2). However, the proposed plinth would raise the height of the annex by approximately 0.3m compared to the existing ground level, increasing the overlooking above the existing fence and into the nearest ground floor habitable room at no. 15 where the back-to-back separation distance would be less than the 22m recommended in the Borough Design Guide.

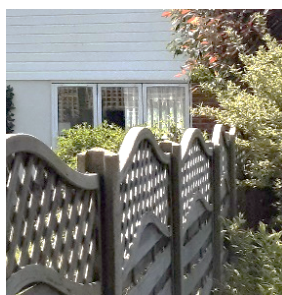


Figure 1

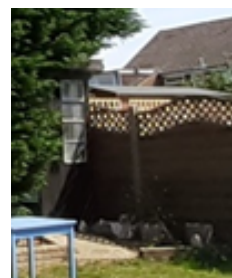


Figure 2

Loss of Light: There would be no loss of light to neighbours because of the proposal.

Overbearing: The outbuilding is single storey, and due to its size and scale, it is not considered to be overbearing for neighbours. Furthermore, the rear garden is large enough to accommodate the outbuilding as well as space for domestic and leisure activities.

Overall, the proposal would not fully comply with Policy CP3 in relation to overlooking and neighbouring amenity. Nevertheless, given that the proposal is single storey, there is existing overlooking, and the proposal would be considered permitted development, the increase in overlooking would not cause significant harm to warrant refusal.

Highway Access and Parking Provision: The Highway Officer has raised no objection subject to condition and has stated: *“The proposal will hence increase the total numbers of habitable rooms from 7 to 8. According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. As the existing garage of dimensions circa 5.1m x 2.4m does not fully meet the council’s requirement for car parking, the garage is not counted towards parking space provisions.*

By providing additional hardstanding to a minimum of 7.5m wide, the driveway will have sufficient spaces for the third parking spaces with appropriate dimensions by utilising the existing dropped crossing, which can be acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Recommended Condition:

ANNEXE TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed annexe shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.”

Building Control:

Building regulations application is required, due to sleeping accommodation and a self-contained unit

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:	Yes
Recommendation:	Approve
Date:	8 May 2025
Earliest date for decision:	27 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	09/05/25