

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261972
Site Address:	10 Woodlands Avenue, Woodley, Wokingham, RG5 3HJ
Expiry Date:	14 October 2026
Site Visit Date:	9 September 2026
Proposal: Householder application for the proposed erection of a detached garage/storage outbuilding within the rear garden and relocation of the existing shed.	

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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC CIL: No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: A chalet bungalow in the residential area of Woodley.

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: The proposed single storey pitched roof garage/outbuilding would be approx. 3.30m in height, 3.10m in width and 10.50m in length.

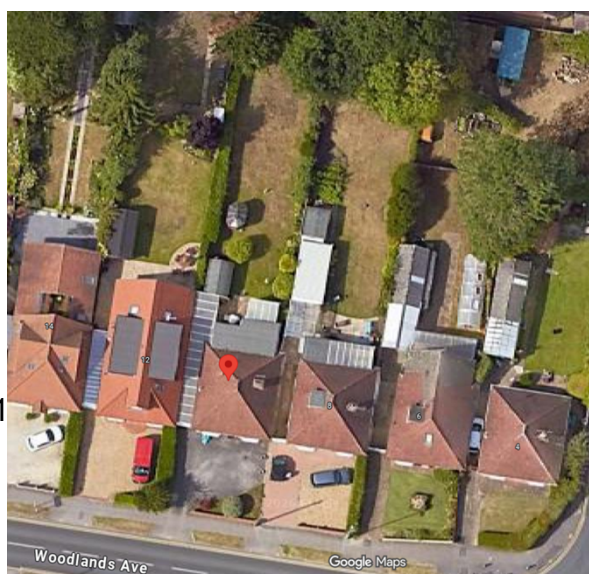
The Borough Design Guide states “*garages should not be sited in front gardens but to the side or rear of a dwelling*” and “*garages should not project forward of the building line of a property*”. The garage/store outbuilding would be located to the rear of the dwelling and not project forward of the building line of the property, thus complying with the BDG.

The outbuilding is sited to the rear garden of the dwelling, set to the side of the main property when viewed from Woodland Avenue and screened by existing garage to the side of the property. Therefore, the proposal will not be visible from the public realm given its significant set back from the road. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Furthermore, along Woodlands Avenue there are many examples of garages/outbuildings within the rear garden and such proposal would not look out of place.



Figure above: 8 Woodlands Avenue (253101)



The relocation of the shed is a minor alteration and would not be visible from the public realm and would not harm the character of the area.

Garage/store outbuilding use: The proposal is to be used as a garage and store. From looking at the plans, the outbuilding would not contain the facilities required for day-to-day living and thus could not be occupied as a separate dwelling. It's clear the outbuilding will be used incidental to the enjoyment of the dwellinghouse and contains no residential accommodation. As part of the decision notice, an incidental condition will be included to condition its use.

Neighbouring Amenity:

Overlooking: The openings would be screened by the existing boundary treatment, thus no overlooking concerns.

Overbearing: The garage would be set back by approx.1m from no.12 rear ground floor window, approx. 0.30m from the side boundary of no.12 and the height of the garage would project approx. 1.50m above the fence height. The outbuilding/garage would comprise a single-storey structure of a scale and form typically associated with domestic outbuildings/garage. Having regard to its overall height, bulk, and the existing boundary screening the majority of the building, the proposal is not considered to appear unduly dominant or overbearing to no.12.

Loss of light: The garage would be set back by approx.1m from no.12 rear ground floor window. Given the garage is single storey and no.12 is not massively enclosed from the other side boundary allowing sufficient light to the reach habitable room window. Thus, the proposal would not give rise to an unacceptable loss of light.

Whilst the relocation of the shed would be closer to the boundary of no.12, given its single storey, projects above the fence by approx. 0.47m and in the middle of the garden away from the most private part of no.12 rear garden, it's considered not to have a harmful impact upon neighbouring amenities.

Highway Access and Parking Provision: The Site Plan shows 3 parking spaces. The agent confirmed the garage/outbuilding will be used for parking a car. The space down the side is 2.2m wide, which is wide enough for the applicants car in order to access the garage. Thus, sufficient parking on site and no highway concern.

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:	14 October 2026
Earliest date for decision:	11 September 2026

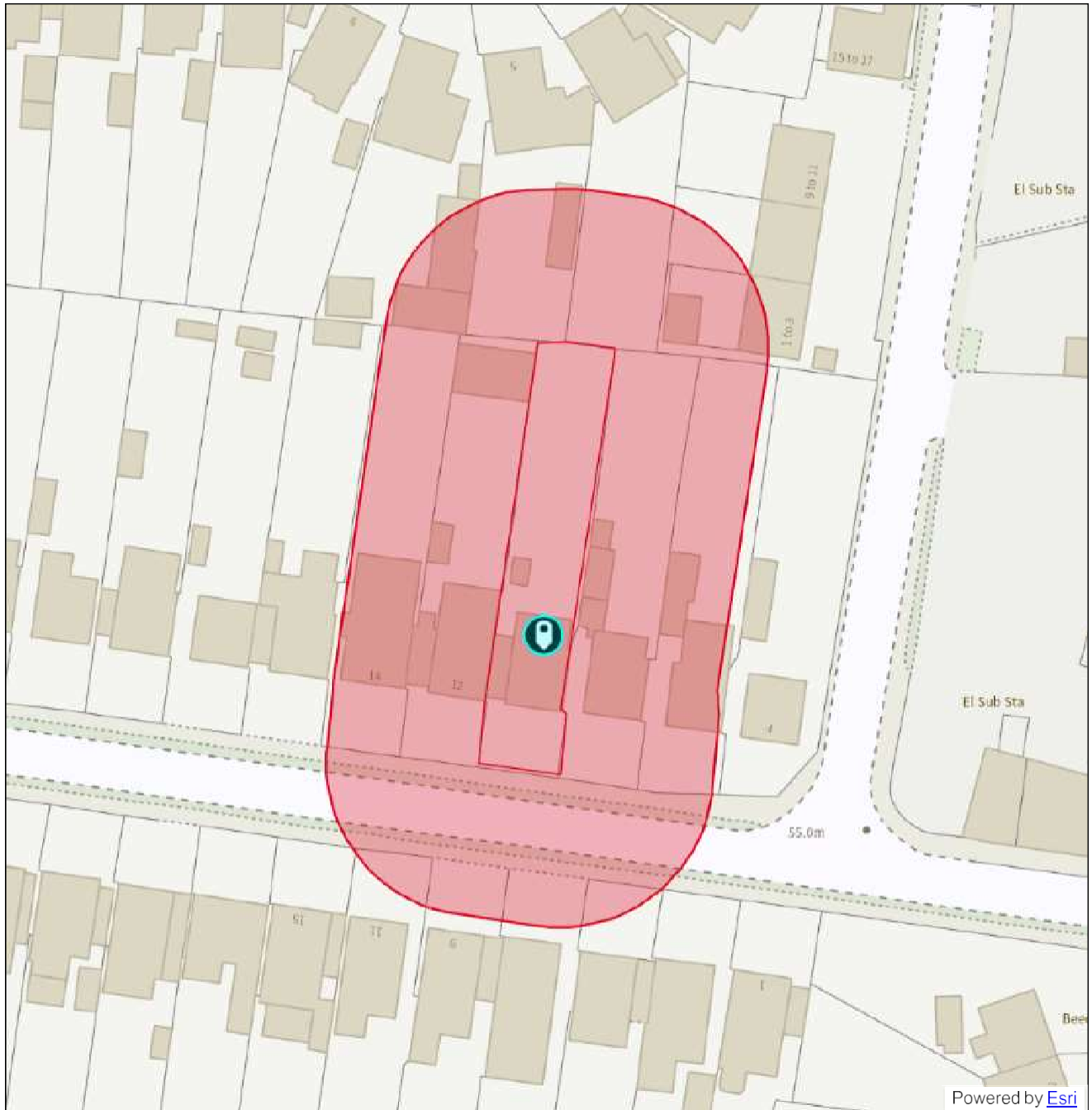
Recommendation agreed by:	
(Authorised Officer)	
Date:	14 October 2026

PLANNING CONSTRAINTS/STATUS Near Me Report

Area of Interest (AOI) Information

Area: 4,495.35 m²

Date: Thu Aug 20 2026 10:39:59 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Woodley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
---	--------------	--------------	---------

1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
---	-------------------------------------	-------	---

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=&location=479921,172819%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 2

#	Name of area	Closest Approximate Distance
1	Bulmershe & Coronation Ward	0 m
2	South Lake Ward	7.02 m

Parishes | Total count: 1

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