

Date: 7 April 2026
Application: 260639



**WOKINGHAM
BOROUGH COUNCIL**

Ivar James
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Development Management &
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Pre-application Advice Response Letter

Application Number: 260639

Site Address: 4 Lancaster Gardens, Earley, Wokingham, RG6 7PA

Expiry Date: 14 April 2026

Proposal: Pre-application advice for the proposed installation of a short-wave wire radio antenna and supporting pole.

Dear Ivar James

Thank you for your request for planning advice which was validated on 17 March 2026. This letter will provide advice about your scheme and what you may need to do when submitting a planning application.

At this stage, we have not consulted anyone else about your scheme, such as neighbouring properties, but we would do so if a planning application is submitted. Before you submit a planning application, we recommend that you carry out your own public consultation and provide evidence of this through a Statement of Community Involvement.

We have provided a [frequently asked questions page](#) to answer some of the common queries about planning which will help explain the planning application process.

Description of Proposal

Advice is sought for the installation of a short-wave radio wire antenna and supporting pole. The pole would be constructed from fibreglass and would extend to approximately 7m in height. The pole would measure approximately 0.38m in diameter and would be positioned close to the rear site boundary.

Site and Surroundings

The application site consists of a two-storey detached property located on the western side of Lancaster Gardens, Earley. The dwelling is part of a mid-twentieth century housing development where properties are similar in design and appearance. The site has four adjoining properties; one to each side and two along the rear boundary.

The site benefits from a number of mature trees, however, none of them are protected.

Planning Constraints

The following planning constraints have been identified in relation to the site:

Major Development Location
Maiden Erlegh and Whitegates Ward
Earley Parish

Assessment of Proposal & Key Issues

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. Policy CC01 of the MDD Local Plan 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.

Advice is sought for the installation of a 7m high radio antenna and pole. Under section 55 of the Town and Country Planning Act 1990, development includes the erection of a structure on land. The definition applies to various types of structures, confirming that structures are included under the scope of development.

Permitted development rights are granted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO"), subject to specific classes, limitations and conditions.

The proposed development comprises a freestanding wire radio antenna supported by a pole with an overall height of approximately 7m. The installation would not fall within Part 1 (Development within the curtilage of a dwellinghouse) of the GPDO for the following reasons:

- It is not an enlargement, improvement or alteration of the dwellinghouse (Class A);
- It is not an outbuilding incidental to the enjoyment of the dwellinghouse (Class E), and;
- It is not development consisting of a microwave antenna within Class H, which applies only to specific antenna types subject to volume and siting restrictions and does not generally cover tall, freestanding radio masts or poles beyond conventional domestic aerials.

It would also not fall within Part 2 (Minor Operations) of the GPDO for the following reason:

- It is not development consisting of the erection of a gate, fence, wall or other means of enclosure.

Therefore, a freestanding antenna supported by a pole would normally constitute operational development unless it is so minor as to be 'de minimis'.

In this instance, the installation of the radio antenna and supporting pole would not fall within the remit of permitted development, and due to its significant height, the structure would not be considered 'de minimis' and would therefore require planning permission.

Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. R1 and RD1 of the Borough Design Guide (BDG) SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area and R11 requires a coherent street character, including in terms of scale, rhythm, proportion and height.

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, there is a mature Maple tree in the garden of no. 12 Kennedy Gardens close to the shared boundary which would provide additional natural screening of the fixture.

There may be glimpses of the antenna from Lancaster Gardens, 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 may be attached to any grant of approval to ensure that the antenna is removed once it is no longer required.

Neighbour Amenity:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity and R23 of the Borough Design Guide SPD requires that extensions relate to neighbouring properties.

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.

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.

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.

Highway Access and Parking Provision:

Car Parking: Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities.

The proposal would not impact the current parking arrangements, and a parking plan would not be required to support a full application.

Summary

In summary, the installation of a short-wave radio wire antenna and supporting 7m pole would not fall within the remit of permitted development and would require planning permission. The scheme is considered to accord with national and local policy and therefore is acceptable.

Submitting a Planning Application

Once you are ready to apply, please submit an application through the [Planning Portal](#). Specific documents are set out in the appendices below but refer to the Local Validation List available on the council's [how to apply for planning permission page](#) to assist you with ensuring the plans and documents submitted meet our validation requirements.

Other Guidance

Your development may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to

ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

If your project requires a dropped kerb on the road in front of your house then you may require consent from the highway authority; further information is available on the Council's [dropped kerbs page](#). Finally, if your project includes 100 sqm or more of new floor area then it is liable for the community infrastructure levy. Refer to the Council's [CIL page](#) for more information.

This concludes the pre-application process and I trust that this informal advice is of use to you. Please be aware that it is given without prejudice to any future decision that the Council may take. If you would like further advice, then a new pre-application submission and associated fee will be required.

Yours sincerely,

Claire Moore

Planning Officer


Authorised by:
7 April 2026
Enc. Appendices one to five

Appendix One – Relevant Policies and Guidance

The relevant policies associated with this proposal are as follows:

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy 2010 (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
Managing Development Delivery	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping
Local Plan 2014 (MDD Local Plan)	CC04 – Sustainable Design and Construction TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU) Other	NA Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

Appendix Two – Site History

The relevant planning applications associated with this site are as follows:

Application Number	Description	Decision & Date
07424	Conversion of garage into utility room.	Approved 28/12/1977

Appendix Three – Consultee Responses

The relevant consultee responses are summarised below. Where indicated, responses are attached in full.

Consultee	Summary
None.	NA

Appendix Four – Validation Requirements

The documents required for validating any future planning application are as follows:

- – required document
- – possibly required document: these may either help determine an application or resolve the need to use a pre-commencement condition

Please note supporting information with regards to what details are required for each document are contained on the following page on the Council's website: [how to apply for planning permission page](#).

Standard Documents

Application form	●
Location Plan (1:1250) and Block Plan (1:500)	●
All plans to metric scale and to show existing and proposed	●
- Floor Plans	
- Elevation Plans	
- Roof Plans	
- Site Layout Plan	
Correct fee (where one is necessary)	●
CIL Form 0	●

Additional Documents

Biodiversity survey and report	○
Design and Access Statement	○
Flood Risk Assessment	○
Tree Survey / Arboricultural Statement	○
Water Course / Drainage Statement	○
Employment Skills Plan	○
Affordable Housing Statement	○
Land Contamination	○

Appendix Five – Legal Agreements and Community Infrastructure Levy

As the proposal is for residential development, it **would** be liable to pay the Community Infrastructure Levy (CIL). The CIL charge rate is calculated on the net additional floor space at £365 per square metre. Some exemptions may apply and it is advised to look at the Council's [community infrastructure levy advice page](#). A CIL form is required to make your application valid.