

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250189
Site Address:	135 Evendons Lane, Wokingham, RG41 4AE
Expiry Date:	8 April 2025
Site Visit Date:	10 March 2025
Proposal: Householder application for the proposed erection of 1no. detached outbuilding. (Retrospective)	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Wokingham

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

No Relevant Planning History

CONSULTATION RESPONSES

Internal

WBC Enforcement
WBC Highways
WBC CIL

External

N/A

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Site Description: The site is owned by Wokingham Borough Council and is a semi-detached dwelling in the residential area of Wokingham. It benefits from a large rear garden and a driveway for off road parking at the front.

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: Retrospective planning permission for an in-situ timber clad detached outbuilding in the rear garden to be used as a store and games room. The outbuilding is adjacent to the shared boundary with no. 133 Evendons Lane. It has a shallow sloping roof, a window on the west elevation a door and window on the southeast elevation, and an air conditioning unit on the north elevation. It measures 3.1m in width, 5.1m in length and 2.9m in height.

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.

Evendons Lane is a residential road that comprises a mixture of detached, semidetached and terraced houses of various designs and ages. The single storey outbuilding is in the rear garden and not visible from the public realm at the front of the property. Therefore, it will not impact the character of the area and complies with Policy CP1 of the Core Strategy and Policy CC03 of the Adopted Local Plan.

Neighbouring Amenity:

Overlooking: There are no concerns related to overlooking because the side boundary with no. 133 and 137 is a 1.8m fence.

Loss of Light: The outbuilding is 2.7m in height adjacent to the boundary where the roof slopes down towards no. 133 and is visible less than 1metre above the fence. Furthermore, the outbuilding is set back from the rear wall of the dwelling. Therefore, it will not cause a significant loss of light to the nearest habitable room at no.133.

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.

Highway Access and Parking Provision: The proposed outbuilding does not affect the existing access or parking provision. It does not appear to result in any additional habitable rooms, however, should this not be the case then the existing level of parking is considered acceptable subject to the outbuilding remaining ancillary to the main dwelling.

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:	26 March 2025
Earliest date for decision:	4 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27/03/25