
Development Management
Wokingham Borough Council
Shute End
Wokingham
RG40 1WN

Aamir Saleem
15 Coronation Drive
Three Mile Cross
Reading
RG7 1FU

25th May 2026

**Householder Planning Application: Erection of a Detached Garden Outbuilding
15 Coronation Drive, Three Mile Cross, Reading, RG7 1FU**

Dear Sir or Madam,

I write to submit a householder planning application for the erection of a detached garden outbuilding at the above address, and to draw your attention to the key material considerations which I respectfully ask you to take into account in determining the application.

Nature of the Proposal

The proposal is for a single-storey detached outbuilding to be erected within the enclosed rear garden of my property for purely ancillary residential purposes. The building would be used as a home gym, workshop and golf simulator, all for the private enjoyment of the household. There is no commercial element to the proposal whatsoever.

The outbuilding has a footprint of 6.60m × 3.30m (21.78 sq m) and a mono-pitch roof with a maximum height of 3.47 metres at the high eave, reducing to 3.20 metres at the low eave, all measured from natural ground level. It would be founded on an already-constructed concrete plinth of 0.15m height. The external finish is a composite insulated panel in a recessive sage/green tone, chosen to sit sympathetically within the garden setting.

Why Planning Permission is Required

I acknowledge at the outset that planning permission is required for this outbuilding, and I wish to be transparent about the reasons. The building cannot be erected as permitted development under Class E, Part 1, Schedule 2 of the General Permitted Development Order (GPDO) 2015 for two reasons:

- The building is positioned within 2 metres of the shared north, east and west boundaries (at 0.50m, 0.50m and 0.91m respectively), which triggers the more restrictive 2.5 metre height limit under the GPDO; and
- The maximum height of 3.47 metres also exceeds the 3.0 metre limit applicable to non-dual-pitch roof structures in any position, meaning planning permission would be required regardless of the building's relationship to the boundaries.

The height is functionally determined. The golf simulator element requires adequate internal ceiling clearance for a full overhead golf swing. The internal wall heights of 3.05m (low end) and 3.32m (high end) above the finished floor level represent the minimum practically workable internal height for this purpose. The applicant has not sought to maximise height beyond what is required.

Key Amenity Considerations

I am mindful that the principal concern for the Local Planning Authority will be the impact on the amenity of neighbouring properties, and I wish to highlight the following matters:

- **No overlooking:** The building has no windows, rooflights or openings of any kind on the north, east or west elevations. The only glazed element is a 2.40m wide aluminium bifold door on the south elevation, which faces into my own garden and towards my house. The building is physically incapable of causing any overlooking of neighbouring properties.
- **Sympathetic materials:** The solid side and rear elevations in sage/green composite panel present an unobtrusive appearance to the boundary. The colour and texture are designed to recede into the garden setting rather than draw attention.
- **Existing context:** Both adjacent rear gardens contain outbuildings or sheds that already extend approximately 300mm above the shared fence lines, as noted on the submitted elevation drawings. The proposal would therefore not be without precedent in the immediate garden environment.
- **Separation from habitable rooms:** The nearest habitable room of a neighbouring dwelling is estimated to be approximately 7 metres from the outbuilding, providing a comfortable degree of separation for a single-storey ancillary building of this modest scale.

Biodiversity Assessment and Net Gain Statement

This section is submitted in response to the Local Planning Authority's requirement for a biodiversity survey and report and is provided as supporting information in lieu of a separate ecological report, given the nature and scale of the development.

Biodiversity Net Gain (BNG) Exemption

This application qualifies for exemption from the mandatory 10% Biodiversity Net Gain requirement introduced by the Environment Act 2022 on two independent grounds:

- **Householder exemption:** The application is a householder application for development ancillary to an existing dwelling, which is expressly excluded from mandatory BNG requirements under the statutory exemptions to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2022); and
- **De minimis exemption:** The proposed development affects less than 25 square metres of on-site habitat. The outbuilding footprint is 21.78 sq m, which falls below the de minimis threshold. No priority habitats are present within or adjacent to the development footprint.

Ecological Survey Assessment

The site is a fully enclosed, maintained domestic rear garden. The following assessment confirms that no formal ecological survey is required for this development:

- **Habitats:** The development footprint comprises an existing concrete plinth (to be retained and extended) surrounded by maintained artificial grass and decked areas. No semi-natural or priority habitats are present within or immediately adjacent to the site.
- **Trees and hedgerows:** There are no trees, hedgerows or woody vegetation within or overhanging the development footprint. No trees subject to Tree Preservation Orders affect the site. The site is not within a Conservation Area.
- **Protected species — bats:** No existing structures are being demolished as part of this proposal. The outbuilding is a new-build structure. The enclosed, maintained garden character of the site provides negligible bat foraging or roosting habitat. No bat survey is required.
- **Protected species — nesting birds:** No vegetation clearance is required. The development does not affect any existing structures, trees or shrubs that could support nesting birds. The applicant is nonetheless aware of the general legal protection afforded to nesting birds and will ensure that any incidental vegetation management is carried out outside the main nesting season (March to August inclusive) as a precautionary measure.
- **Protected species — other:** The site presents no features suitable for great crested newts, reptiles, dormice or other protected species. The enclosed, hard-landscaped character of

the garden eliminates any meaningful ecological connectivity or habitat value for these species.

Biodiversity Enhancement

Whilst not required by the BNG regulations, the applicant is committed to modest biodiversity enhancements consistent with the scale of the development. The sage/green composite panel cladding has been selected in part for its natural, recessive tones which sit sympathetically within the garden environment. The retained artificial grass and decked areas of the garden will continue to be maintained. The applicant is willing, if the Local Planning Authority considers it beneficial, to introduce native planting within the garden as a condition of consent.

In summary, this development raises no material ecological concerns and no formal survey is required. The application is exempt from mandatory BNG and no adverse ecological impact is anticipated.

Parking Provision

This section is submitted in response to the Local Planning Authority's requirement for information on parking provision and is provided as supporting information in lieu of a separate parking statement, given that the proposal gives rise to no parking implications whatsoever.

- No change to existing parking: The proposed outbuilding is located within the enclosed rear garden of the property and is accessible only on foot from the host dwelling. It does not involve any alteration to the existing parking provision associated with 15 Coronation Drive.
- No vehicular access to the outbuilding: There is no vehicular access to the rear garden from the public highway, and no such access is proposed. The outbuilding cannot be accessed by vehicle.
- No additional demand: The outbuilding is for the private ancillary recreational use of the existing household. It does not generate any new vehicular trips, visitors or demand for parking beyond that already associated with the residential use of the dwelling. No employees, customers or commercial activity are associated with the proposal.
- Existing provision unaffected: The existing driveway and parking area to the front of the property are entirely unaffected by the proposed development and will continue to provide parking for the household in accordance with Wokingham Borough Council's standards.

The proposal has no impact on highway safety, parking stress in the surrounding area, or the Council's adopted parking standards. No parking assessment, transport statement or travel plan is required for a development of this nature and scale.

Documents Enclosed

The following documents are submitted with this application. This covering letter additionally serves as the Biodiversity Survey and Report and the Parking Provision Statement for the purposes of the Planning Portal upload requirements:

- This Covering Letter (including Biodiversity Assessment and Parking Provision Statement)
- Planning Statement (May 2026)
- CIL Form 1: Additional Information
- Design Pack titled "Garden Room Technical and Visuals Booklet" containing:
 - *Location Plan at 1:1250 scale*
 - *Site Plan at 1:200 scale*
 - *Drawing No. 1 – Plan View of Proposed Outbuilding at 1:50*
 - *Drawing No. 2 – Roof Plan at 1:50*

- *Drawing No. 3 – Existing Garden Plan at 1:50*
- *Drawing No. 4 – Proposed Garden Plan at 1:50*
- *Drawing No. 5 – Proposed Garden with Boundaries at 1:50*
- *Drawing No. 6 – North Elevation at 1:50*
- *Drawing No. 7 – South Elevation at 1:50*
- *Drawing No. 8 – East Elevation at 1:50*
- *Drawing No. 9 – West Elevation at 1:50*
- *3D Visuals (aerial view, front view 1, front view 2, interior view)*
- Application fee of £258 paid via the Planning Portal website

Offer of Planning Conditions

To provide the Council with certainty as to the use and nature of the outbuilding, I would willingly accept planning conditions to the following effect:

- The outbuilding shall be used only for purposes ancillary to the residential use of the dwelling at 15 Coronation Drive and shall not be used as self-contained residential accommodation;
- The outbuilding shall not be used for any commercial or business purpose; and
- No windows, openings or rooflights shall be inserted into the north, east or west elevations of the outbuilding without the prior written permission of the Local Planning Authority.

I am satisfied that the proposal is acceptable in planning terms and fully accords with the relevant policies of the Wokingham Borough development plan and the National Planning Policy Framework, as set out in the accompanying Planning Statement. I respectfully ask that the application be approved.

If you have any queries regarding the application or require any further information, please do not hesitate to contact me and I will be happy to assist.

I look forward to hearing from you in due course.

Yours faithfully,

Aamir Saleem

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