

PLANNING STATEMENT

In Support of an Application for Housebuilder Planning Permission
Erection of a Detached Garden Outbuilding

15 Coronation Drive, Three Mile Cross, Reading, RG7 1FU

Site Address:	15 Coronation Drive, Three Mile Cross, Reading, RG7 1FU
Local Planning Authority:	Wokingham Borough Council
Application Type:	Housebuilder Planning Permission
Proposal:	Erection of a detached garden outbuilding for ancillary residential use
Prepared by:	Applicant
Date:	May 2026

1. Introduction

1.1 This Planning Statement has been prepared in support of a housbuilder planning application for the erection of a detached garden outbuilding at 15 Coronation Drive, Three Mile Cross, Reading, RG7 1FU (the ‘application site’). The application site falls within the administrative area of Wokingham Borough Council.

1.2 The proposed outbuilding is intended for purely ancillary residential use, comprising a home gym, workshop and golf simulator for the private enjoyment of the occupants. There is no commercial element to the proposal whatsoever.

1.3 The proposed outbuilding is not capable of being erected as permitted development under Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for two compounding reasons: **(i)** the building is positioned within 2 metres of the shared boundaries to the north, east and west, triggering the more restrictive 2.5 metre height limit applicable to such proximity; and **(ii)** the maximum height of the building (3.47m at the high eave of the mono-pitch roof, measured from natural ground level) exceeds even the 3.0 metre threshold that would apply to a non-dual-pitch roof structure positioned more than 2 metres from all boundaries. Housebuilder planning permission is therefore required irrespective of the building’s precise boundary relationship.

1.4 The requirement for planning permission arises from the functional height demands of the proposed uses — in particular the golf simulator, which requires adequate internal ceiling clearance for a full overhead swing — rather than from any deliberate attempt to circumvent the permitted development framework. The design has been carefully considered to minimise visual impact while providing a genuinely usable internal space.

1.5 It is emphasised that the sole reason planning permission is required relates to the height of the building. The proposal does not raise any fundamental planning concerns in terms of use, scale, materials or visual impact, and the principle of a modest ancillary outbuilding in a residential rear

garden is entirely consistent with the established character of the area and the relevant development plan policies.

1.6 This statement sets out the relevant planning policy framework, describes the site and its context, explains the proposal and its design rationale, and demonstrates that the development is acceptable in planning terms and should be approved.

2. The Site and Surroundings

2.1 The Application Site

2.1.1 The application site is the rear garden of a semi-detached residential dwelling located on Coronation Drive, Three Mile Cross, Reading, within Wokingham Borough. The property is a conventional suburban residential dwelling within an established residential neighbourhood.

2.1.2 The rear garden is an enclosed, private outdoor amenity space. An existing 0.15m concrete base is present in the location proposed for the outbuilding, demonstrating that the area has already been utilised as a functional element of the garden. The proposed outbuilding would be founded upon this concrete base.

2.1.3 The application site is not located within a Conservation Area, Area of Outstanding Natural Beauty, Green Belt, or within the curtilage of a Listed Building. There are no Tree Preservation Orders relevant to the application site. The site is located within the defined development limits of the settlement.

2.2 Surrounding Character

2.2.1 The surrounding area is characterised by conventional suburban residential development. The properties are predominantly semi-detached dwellings of similar scale and character to the application property. Private rear gardens adjoin on both the side and rear boundaries, as is typical of the area.

2.2.2 It is noted that both immediately neighbouring rear gardens contain existing outbuildings or sheds. The shed belonging to the side neighbour and the shed belonging to the rear neighbour both extend approximately 300mm above the shared fence line, as indicated on the submitted elevation drawings. This existing built context demonstrates that modest structures of this nature are already a feature of the immediate garden environment, and that the proposed development would not be incongruous within its setting.

3. Description of the Proposal

3.1 The Development

3.1.1 Planning permission is sought for the erection of a single-storey detached garden outbuilding. The key dimensions and specifications are as follows:

Footprint	6.60m (width) × 3.30m (depth) = 21.78 sq m
Roof form	Mono-pitch

Concrete plinth height	0.15m above natural ground level
Maximum height (high eaves)	3.47m above natural ground level
Minimum height (low eaves)	3.20m above natural ground level
Wall height at high eaves	3.32m above finished floor level
Wall height at low eaves	3.05m above finished floor level
Roof overhang	0.15m (west), 0.20m (east), 0.30m (south) — overall roof dimension 6.90m × 3.81m
Glazed opening	2.40m wide aluminium bifold doors to south (house-facing) elevation only
Windows / rooflights	None
Side / rear elevations	Solid composite insulated panel — no openings
External materials	Composite insulated panels, sage/green finish
Use	Ancillary residential (workshop, home gym, golf simulator)
Distance from west boundary	0.91m
Distance from north boundary	0.50m
Distance from east boundary	0.50m

3.2 Design Rationale

3.2.1 The outbuilding has been designed to balance functional utility with minimum visual impact on the surrounding area and neighbouring properties. The mono-pitch roof form is a considered design choice that limits unnecessary bulk: the roof slopes from a maximum height of 3.47m down to 3.20m at the low eave, meaning the majority of the building's mass presents itself at the lower end of this range. The graduated profile reduces the perceived bulk of the building when viewed from ground level.

3.2.2 The internal height is functionally necessary. The golf simulator element requires a minimum ceiling clearance sufficient to accommodate a full overhead golf swing, which demands a greater internal height than a conventional storage outbuilding. The wall height of 3.05m at the low eave and 3.32m at the high eave provides the minimum practically workable headroom for this purpose. The applicant is not seeking any greater height than is functionally required.

3.2.3 The glazed bifold doors (2.40m wide) are positioned exclusively on the south elevation, which faces the applicant's own garden and host dwelling. The side elevations (west and east) and the rear elevation (north) are entirely solid composite insulated panel with no windows, openings or rooflights of any kind. This arrangement is a deliberate design decision that completely eliminates any risk of overlooking into the gardens or habitable rooms of neighbouring properties.

3.2.4 The building is positioned in the rear (northern) portion of the garden, utilising and replacing the existing concrete pad. This location maximises the separation between the structure and the main dwelling, and means the outbuilding is screened from the public realm by the host dwelling itself.

3.2.5 The external finish — composite insulated panels in a sage/green tone — has been chosen to sit sympathetically within a garden setting and to complement the established planting and boundary enclosures of the rear garden. The colour palette draws on natural, recessive tones that minimise visual prominence. The use of a proprietary composite insulated panel system also provides an efficient, high-quality building envelope appropriate to its residential setting.

4. Planning Policy Framework

4.1 National Planning Policy Framework

4.1.1 The National Planning Policy Framework (NPPF, 2023) is a material consideration in the determination of all planning applications. The NPPF establishes a presumption in favour of sustainable development as its central principle. Paragraph 11 states that proposals that accord with the development plan should be approved without delay.

4.1.2 Chapter 12 of the NPPF (Achieving Well-Designed Places) emphasises that good design is a key aspect of sustainable development. It requires development to be visually attractive, sympathetic to local character and history, and to establish a strong sense of place. The proposed outbuilding, as a modest single-storey ancillary residential structure with a considered material palette, is consistent with these objectives.

4.1.3 The NPPF does not contain specific policies relating to small-scale outbuildings in residential gardens. The proposal is to be assessed primarily against the development plan, with the NPPF as a material consideration in the overall planning balance.

4.2 Development Plan

4.2.1 The statutory development plan for Wokingham Borough currently comprises the Core Strategy (adopted January 2010) and the Managing Development Delivery Local Plan (MDD, adopted February 2014). The emerging Wokingham Borough Local Plan Update (2023–2040) was submitted to the Planning Inspectorate for examination in February 2025 and is a material consideration, though it carries limited weight at this stage given that it has not yet been adopted.

4.2.2 The following policies of the development plan are considered relevant to this proposal:

4.3 MDD Policy CC01 — Presumption in Favour of Sustainable Development

4.3.1 Policy CC01 of the MDD reflects the NPPF's presumption in favour of sustainable development and 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.

4.3.2 As demonstrated in this statement, the proposed development accords with all relevant development plan policies. It follows that Policy CC01 supports the grant of planning permission.

4.4 MDD Policy TB06 — Development of Private Residential Gardens

4.4.1 Policy TB06 of the MDD is the primary policy against which this application falls to be assessed. This policy addresses development within private residential gardens and is specifically engaged by proposals for outbuildings and ancillary structures of this nature.

4.4.2 The policy requires that development within residential gardens: is sympathetic in scale and character to the host dwelling and its garden; does not result in an unacceptable loss of amenity to neighbouring properties through overlooking, overshadowing, or by reason of an overbearing effect; and retains an adequate standard of private amenity space for the occupants.

4.4.3 The proposal satisfies these requirements in full, as demonstrated in Section 5 of this statement.

4.5 Core Strategy Policy CP3 — General Principles of Development

4.5.1 Policy CP3 sets out the general principles to which all development proposals must adhere. It requires that proposals are of an appropriate scale, mass, layout, built form, height, materials and character to the area, and that they cause no detriment to the amenities of adjoining occupiers or their quality of life.

4.5.2 The proposed outbuilding is modest in scale, has a graduated profile by virtue of its mono-pitch roof form, introduces no windows and therefore no risk of overlooking to neighbouring properties, uses a sympathetic material palette, and is located within an enclosed private rear garden in a wholly conventional residential setting. The proposal fully accords with Policy CP3.

5. Planning Assessment

5.1 Principle of Development

5.1.1 The principle of small ancillary outbuilding structures within residential rear gardens is well established and entirely consistent with the character and pattern of development in suburban residential areas such as this. The GPDO explicitly recognises this principle by granting permitted development rights for such structures, subject to specific dimensional limits.

5.1.2 In this case, planning permission is required because the building's maximum height of 3.47m exceeds both: (i) the 2.5m height limit applicable to buildings within 2 metres of a boundary under Class E of the GPDO; and (ii) the 3.0m height limit that applies to non-dual-pitch roof structures in positions more than 2 metres from a boundary. The need for planning permission is therefore a function of the functional height requirements of the proposed uses, not of any attempt to erect a disproportionate structure.

5.1.3 The application should therefore be assessed with full recognition of the fact that it represents a development that is consistent in principle with the permitted development framework — ancillary outbuilding, residential garden, no separate dwelling — but requires a modest additional height to be practically functional for its intended purpose. The planning assessment should weigh the functional justification for the height against any demonstrable harm arising from it.

5.2 Impact on Neighbouring Amenity

5.2.1 The protection of the residential amenity of neighbouring occupiers is the principal material consideration in the assessment of this application. The following matters are relevant:

Overlooking and Loss of Privacy: The proposed outbuilding has no windows, rooflights or transparent elements on any elevation facing a neighbouring property. The only glazed element is the 2.40m wide bifold door opening on the south elevation, which faces the applicant's own garden and host dwelling. The north, east and west elevations — those which face towards neighbouring properties or the boundary — are entirely solid composite panel. The building is therefore physically incapable of giving rise to any overlooking of neighbouring properties. This is a significant positive factor in the assessment of the proposal.

Overshadowing: The outbuilding has a maximum height of 3.47m at its high eave, reducing to 3.20m at the low eave, and is positioned approximately 0.50m from the north and east boundaries and 0.91m from the west boundary. The building is single-storey with a mono-pitch roof that slopes downward toward the lower eave. Given the modest scale of the structure, its location in the rear portion of the garden, and the graduated profile afforded by the mono-pitch roof, any shadowing effect on

neighbouring gardens would be limited in extent and transient in nature. The impact on daylight and sunlight to neighbouring habitable rooms is not considered to be material.

Overbearing Effect: It is acknowledged that the building is proposed in close proximity to the shared boundaries and that its height of up to 3.47m exceeds the 2.5m permitted development threshold for such proximity. However, the assessment must take account of the existing built context. Both the side and rear neighbouring gardens already contain outbuildings that extend approximately 300mm above the shared fence lines — fence heights varying between 1.60m and 1.78m depending on elevation — establishing a context in which built structures at or above fence height are already a feature of the immediate garden environment. Against this established backdrop, the proposed outbuilding, whilst taller than the permitted development threshold, would not represent an unduly overbearing or oppressive addition to the setting of neighbouring properties. The solid side and rear elevations in a recessive sage/green finish further minimise any adverse visual impact.

Proximity to the Neighbouring Dwelling: The nearest habitable room of the neighbouring dwelling is estimated to be approximately 7 metres from the proposed outbuilding, based on the submitted site layout drawings. At this separation distance, a single-storey building with a maximum height of 3.47m and a footprint of 21.78 sq m would not appear dominant, visually intrusive or oppressive when viewed from the neighbouring property.

5.2.2 Taking all these matters together, it is considered that the proposed development would not cause any material harm to the residential amenity of the occupants of any neighbouring property in terms of overlooking, overshadowing, loss of daylight or overbearing effect.

5.3 Impact on the Character of the Area

5.3.1 The proposed outbuilding would be located entirely within the enclosed rear garden of the application property and would not be visible from the public realm. It would have no impact on the street scene, the character of the wider area, or the character and appearance of the locality as observed from public vantage points.

5.3.2 Within the private garden setting, the building is of a modest scale appropriate to its function as an ancillary residential structure. The mono-pitch roof provides a graduated height profile that reduces perceived bulk when viewed from ground level. The solid side and rear elevations and the use of a recessive sage/green composite panel finish give the structure an unobtrusive character that is sympathetic to its garden setting.

5.3.3 The proposal is consistent with the character of the established residential neighbourhood and does not raise any concerns in respect of design quality, visual appearance or character.

5.4 Impact on the Residential Amenity of the Applicant

5.4.1 The proposed outbuilding would be ancillary to and subservient to the main residential use of the dwelling. It would provide valuable additional space for the household's recreational and hobby activities, including a home gym, workshop and golf simulator. The application site would retain a substantial area of usable garden amenity space following construction of the outbuilding. The development would not prejudice the residential amenity enjoyed by the applicants themselves.

5.5 Relationship with the Permitted Development Framework

5.5.1 As noted throughout this statement, the proposal is consistent in character and in principle with the class of development for which Class E of the GPDO grants permitted development rights. An ancillary outbuilding in a private residential rear garden, with no separate residential accommodation

and no commercial use, falls squarely within the type of development the permitted development framework envisages.

5.5.2 The need for planning permission arises solely from the height of the building, which in turn is determined by the functional requirements of the proposed uses. The internal ceiling heights required for the golf simulator use — a use which, in common with other home leisure uses, is increasingly sought by householders for the purpose of providing recreational facilities close to home — necessitate a wall height that exceeds the permitted development limit.

5.5.3 The applicant has not sought to maximise the height of the building beyond what is necessary. The mono-pitch roof form, which reduces the average height of the building below its maximum, demonstrates an attempt to minimise the overall profile. In this context, the exceedance of the permitted development height threshold reflects a considered functional necessity rather than a desire to erect an unduly prominent structure.

5.5.4 A building that falls outside the permitted development envelope by reason of height alone — and which otherwise fully accords with the spirit of the GPDO in terms of use, location and ancillary character — should, in the absence of demonstrable harm, be granted planning permission. Refusal in these circumstances would be disproportionate and contrary to the NPPF's presumption in favour of sustainable development.

5.6 Ancillary Use and Conditions

5.6.1 The proposed outbuilding is intended for use as a home gym, workshop and golf simulator. These are entirely conventional and legitimate residential uses which are ancillary and subservient to the primary residential use of the dwelling. The building would not be used for any commercial purpose, would not generate any vehicular movements, and would not give rise to noise, disturbance or any other amenity impact beyond that which is normal and expected in a residential area.

5.6.2 To provide the Local Planning Authority with certainty as to the use of the outbuilding, the applicant would have no objection to a planning condition restricting its use to purposes ancillary to the residential use of 15 Coronation Drive and prohibiting its use as self-contained residential accommodation or for any commercial purpose.

6. Conclusion

6.1 This Planning Statement has been prepared in support of a housebuilder planning application for the erection of a detached garden outbuilding at 15 Coronation Drive, Three Mile Cross, Reading, RG7 1FU.

6.2 The proposal is for a modest, single-storey ancillary outbuilding within the enclosed private rear garden of the application property. Planning permission is required because the maximum height of the building (3.47m at the high eave of the mono-pitch roof) exceeds the height limits applicable under Class E of the GPDO both for buildings within 2 metres of a boundary (2.5m) and for non-dual-pitch roof structures in any position (3.0m). This exceedance is functionally justified by the internal height requirements of the proposed uses, most notably the golf simulator.

6.3 The assessment set out in this statement demonstrates that the proposal is acceptable in planning terms for the following reasons:

- The principle of a small ancillary outbuilding within a residential rear garden is well established and consistent with the character of the area, and is expressly contemplated by the permitted development framework;

- The building has no windows, rooflights or openings on any elevation facing a neighbouring property — the only glazing is bifold doors on the south (house-facing) elevation — and therefore creates no risk whatsoever of overlooking or loss of privacy;
- The mono-pitch roof form provides a graduated height profile, with the roof sloping from 3.47m at its highest to 3.20m at its lowest, reducing the building's perceived bulk as viewed from neighbouring properties;
- The additional height above the permitted development threshold is functionally necessary for the proposed recreational uses and is not gratuitous: the applicant has not sought to maximise height beyond what is practically required;
- The side and rear elevations are entirely solid composite panel in a recessive sage/green finish, ensuring the building has an unobtrusive character sympathetic to its garden setting;
- Both neighbouring rear gardens already contain outbuildings that extend above the shared fence lines, establishing a context in which built structures at or above fence height are an existing feature of the immediate garden environment;
- The estimated 7-metre separation between the outbuilding and the nearest neighbouring habitable room is comfortably adequate for a single-storey building of this scale;
- The development is not visible from the public realm and has no impact on the street scene or the character of the wider area;
- The proposal accords with all relevant policies of the development plan, including MDD Policies CC01 and TB06 and Core Strategy Policy CP3;
- The proposal is consistent with the aims and objectives of the National Planning Policy Framework and its presumption in favour of sustainable development.

6.4 For all the above reasons, it is respectfully submitted that this application should be approved. There are no material considerations which would justify refusal, and the grant of planning permission would be consistent with the statutory development plan and national planning policy.

— *End of Planning Statement* —
May 2026