

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261534
Site Address:	3 Buckhurst Way, Earley, Wokingham, RG6 7RL
Expiry Date:	27 August 2026
Site Visit Date:	9 July 2026
Proposal: Householder application for the proposed erection of a detached work shop/garden shed.(Retrospective)	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
252881	Householder application for the proposed erection of a part single/ part two storey front/side/rear extension following demolition of existing garage, rear extension, dormer and chimney.	Approve 28 January 2026

CONSULTATION RESPONSES

Internal

WBC Enforcement- No comments received
WBC Digital Solutions Scanning- No comments received

External

None consulted

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Site Description:

The application relates to a two-storey, detached dwelling located on Buckhurst Way within Earley, to the north-east of Wokingham.

Description of development:

The application seeks planning permission for the retrospective erection of a detached workshop/garden shed within the rear garden of the property.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The proposed detached workshop/garden shed is located within the rear garden area of the property, and its modest form would not be readily visible from the public street scene. Whilst of a notable width, the building is proportionate to the scale/size of the dwelling's rear garden and would not surmount to overdevelopment. There are also several examples of large outbuildings within the immediate vicinity of the site, most notably no.7 Betchworth Avenue to the south.

As such, the proposal will have no impact on the established appearance of the dwelling's principal frontage or the character and visual amenity of the surrounding area. The workshop is considered appropriate in its location, scale and design, and will remain subordinate to the main dwelling.

As such, the proposal is considered acceptable in terms of scale, design, and materials, and is in accordance with Policy CP3 of the Core Strategy and the Wokingham Borough Design Guide (BDG).

Neighbouring Amenity:

Overlooking, Loss of Light and Overbearing:

Given the generous size of the rear garden and the siting of the proposed workshop/garden shed away from neighbouring properties, the development would not result in any unacceptable impact on residential amenity. The separation provided by the surrounding gardens ensures that the proposal would not cause any significant overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision:

The proposed development will not alter the existing parking arrangements or highway access. Existing off-street parking provision and the driveway will be retained, and no new or altered vehicle access is proposed. As such, the proposal will have no adverse impact on parking provision or highway safety.

Amenity Space:

The site's existing, generously deep amenity space would be marginally affected by the outbuilding but would still retain sufficient external amenity space to serve the occupiers of the dwelling.

Flooding and Drainage:

There are no flood risk concerns. The site is located within flood zone 1 which is suitable for development and is at a low risk of surface water flooding at the front of the site.

Landscape and Trees:

There are no anticipated impacts on existing protected or unprotected vegetation.

Ecology:

The site is located within an area that is considered suitable for bats. However, as no works are proposed to the roof of the existing dwelling, there is no potential for impacts on bat roosts. Therefore, no ecological concerns are anticipated in relation to bats.

Conclusion:

Overall, the proposal complies with the development plan. Subject to conditions, the application is recommended for approval.

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:	Approval
Date:	29 July 2026
Earliest date for decision:	23 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	31.07.26

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability

Great Crested Newt Impact Zone- Amber

TPO-1520-2016 – single confirmed