

DELEGATED OFFICER REPORT

Application Number:	251578
Site Address:	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX
Expiry Date:	19 November 2025
Site Visit Date:	10 November 2025
Proposal: Householder application for the proposed erection of a detached single storey granny annexe with pitched tiled roof and associated fenestration following demolition of the existing outbuilding.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Countryside
Tree Preservation Orders
Bat Roost Habitat Suitability

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
211960	Application for a certificate of lawfulness for the proposed erection of a detached outbuilding to form a pool house, a 1m high front boundary fence, new means of access including an entrance gate and driveway hardstanding.	Approve 30th July 2021

220922	Householder application for single storey rear extension, two storey side extension, porch extension, incorporation of new balcony to the rear and a new veranda to the side of the property, and changes to fenestration (Retrospective).	Approve 13th May 2022
222692	Application for non-material amendment to planning consent 220922 to allow changes to floor plans and associated changes to fenestration.	Approve 26th October 2022
222154	Householder application for the proposed installation of semi permeable hardstanding (retrospective).	Approve 31st October 2022
243135	Householder application for proposed erection of an outbuilding to facilitate workshop for parking for a motorhome and games room plus veranda.	30th April 2025
251447	Application for submission of details to comply with the following condition of planning consent 243135 dated 30.04.2025. Condition 5 relates to sustainable drainage.	Approve 3 rd September 2025
252180	Application for submission of details to comply with the following conditions of planning approval 243135 dated 30.04.2025 Condition 3 relates to landscaping (retrospective).	TBC

CONSULTATION RESPONSES

Internal

WBC Drainage – No Objection Subject to Conditions
WBC Highways – No Objection Subject to Conditions
WBC Ecology – No Objection Subject to Conditions
WBC Trees and Landscape – No Objection Subject to Conditions

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: Bismillah House (formally known as Foxglade), is a spacious plot located at the far end of Brookers Hill in Shinfield, and adjacent to the M4 motorway. It comprises a 6 bedroomed detached house and no. 3 outbuildings. To the west of the main dwelling house, a hardstanding covers an area approximately 1662 sqm. The site is partially screened from the road, by a tall fence and vegetation. The site has no. 2 vehicular entrances at the front and faces onto open countryside. The street scene is green vegetation and trees with detached properties along one side of the lane that are screened from the road. While located within the countryside, the application site is within proximity to the M4 and suffers from road noise which also impacts on the quality of the character of these areas. An outbuilding to facilitate a workshop, games room, veranda, and parking for a motorhome, is currently being constructed on site via permission 243135.

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: Proposed erection of a detached single storey granny annexe with pitched tiled roof and associated fenestration following demolition of the existing outbuilding. The development would measure approximately 12m in length by 7m in width. When, compared with the existing building to be demolished, the footprint would increase by approximately 54m² (+180%) from approximately 30 m² to 84 m². The maximum height to the top of the pitch would be the same at approximately 4m and to the top of the eaves at 2.7m. The proposal would facilitate 2 no. additional bedrooms, a living/dining area. 2no. additional shower rooms and 2 no. additional kitchens.

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.

The proposed outbuilding would be located within a spacious plot; it would be set approximately 6m back from the rear wall of the main dwelling house, and approximately 6m from the nearest outbuilding on the site. It would be located approximately 24m from the west boundary of the residential curtilage and the backdrop of the M4 embankment and 40m from the east boundary. Hence, while the increase in size is substantial, the outbuilding would still appear as an ancillary and subservient to the main dwellinghouse. Furthermore, it would not be visible from the public realm in Bookers Hill. Therefore, it would not cause harm to the character of the area.

Location within Countryside

CP11 - Proposals outside Development Limits (including countryside) states:

To protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

1. It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and
3. It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
4. In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.
5. In the case of replacement dwellings, the proposal must: i) Bring about environmental improvements; or ii) Not result in inappropriate increases in the scale, form or footprint of the original building.
6. Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building.
7. Affordable housing on rural exception sites in line with CP9.

The site is in Countryside where Core Strategy Policy CP11 applies and criteria 5 is relevant in this case. The proposed footprint of the replacement building would represent a 180% increase compared to existing; the maximum height would be 4m and the same as existing; the form and shape of the proposal would be like existing being a rectangular building of similar length and hip roof. However, the proposal would be located behind the main dwelling house in a large spacious plot and would not be visible from Brookers Hill. Also, the character of the rear of the application site is already impacted by the noise of the M4 and existing hardstanding. In addition, only the roof of the outbuilding would be visible from the M4 embankment where the ground level of the site is approximately 2m to 3m lower than the motorway. Therefore, although the proposal represents a significant increase in footprint compared to the existing outbuilding, it would not be dominant in the street scene and would not cause significant harm to the countryside when viewed from the public realm.

Overall, the proposal is not contrary to policies CP1 and CP3. There is a degree of non-compliance with CP11, but this would not cause significant harm to the countryside.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking and Loss of Light: The proposal would be single storey and the east elevation wall facing Willow Tree House would have 1 no. door and 3 no. windows. However, the separation distance with the nearest neighbouring habitable room

would be approximately 60m. Furthermore, the boundary side treatment includes trees and tall vegetation. Therefore, the proposal would not significantly increase overlooking in relation to Willow Tree House and would not cause additional loss of light to neighbour amenity.

Overbearing: The development represents a significant increase in footprint and scale when compared to the existing outbuilding to be demolished. However, it would not be located near to neighbouring properties; it would be single storey, and its size would be inferior to that of the main dwelling house. Also, it would be located at the rear of the property and would not be visible from Bookers Hill. Therefore, the proposal would not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer has raised no objection subject to condition and commented: *"In view of the proposed arrangement of the annexe, the Highways assume the granny annexe will be ancillary to the main dwelling. No changes are proposed to the existing access and boundary treatment which is acceptable. Access to the annex will be provided via the existing driveway. The proposed works will not affect the existing car parking arrangements. Although the proposed development includes three additional habitable rooms, the plot is sufficiently spacious to accommodate more than 3 car parking spaces. The proposed works will not affect the existing cycle parking arrangements."*

Recommended Condition:

ANNEX / OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING:

The proposed annexe shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately. Reason: In the interest of highway safety; to ensure acceptable access and parking."

Flooding and Drainage: The Drainage Officer has raised no objection subject to condition and commented: *"The site is within flood zone 1 but with the western boundary experiencing surface water flooding. The proposed block plan drawing indicates that the development will be away from the surface water flood area, and we would have no objection to the development, as represented by the above drawing. As the impermeable footprint increases and drainage details have not been provided, we would recommend the condition below:*

Recommended Condition

No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10."

Officer comment: The proposed footprint would increase by about 54 m². The site lies within Flood Zone 1 and is outside any surface water flood risk area. Therefore,

it would be unreasonable to impose a condition requiring flood risk information for this householder planning application,

Landscape and Trees: The Tree Officer objected to the initial proposal because while the position of the proposed outbuilding would've been partially located on the footprint of current outbuilding but would have also been unacceptably 4.75m closer to an existing TPO tree protected by TPO 1682/2019. The trees within the centre of the site are of a significant size and in good condition and are visible from Brookers Hill. Many other trees on the site boundaries are in decline or dead. It is therefore essential that the category B TPO trees (T49 – T52) are retained without further harm.

The applicant then submitted a revised Arboricultural Impact Assessment and the Tree Officer raised no objection and *commented: "The information provided helpfully shows the distance between the edge of the tree canopy and the lower branches of the TPO tree in relation to the roof and ridgeline of the proposed outbuilding. This clearly shows there will be no conflict and the tree will not need to be pruned. This additional information is provided in association with the revised Arboricultural Impact Assessment by TGB Tree Consulting (TGB431.V1.2) – attached.*

I now find the relationship of the outbuilding with the protected tree acceptable. However, it is essential that the proposed works strictly comply with the AIA including section 17.0 (Mitigation & Summary of AIA) and the associated Tree Protection Plan. This document includes the need to remove all building material stacked on the soft ground within the RPA of T49 with a requirement for soil amelioration of this area.

Requested condition: Protection of trees

- a) *No development or other operations shall take place except in complete accordance with the Arboricultural Impact Assessment by TGB Tree Consulting (TGB431.V1.2) and associated Tree Protection Plan (TGB431.V1.2-A3-TPP(AIA)) (hereinafter referred to as the Approved Scheme).*
- b) *No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.*
- c) *No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.*
- d) *The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained."*

Ecology: The Ecology Officer raises no objection subject to condition and has commented: *"I am satisfied that the survey methodology and effort are adequate for the Ecologist to conclude that the building currently has negligible potential for roosting bats. I note the Ecologist advises that the report is valid for 12 months from the site inspection. The lifespan of the report may change if the site conditions change due to unspecified works that affect the site. Provided no external lighting is installed that does not comply with ILP/ Bat Conservation Trust Guidance Note 08/23 Bats and Artificial Lighting at Night and informative I17 is included in the planning decision there are ecological objections to the development as proposed.*

Recommended Condition

Prior to the commencement of the development a lighting design strategy for light-sensitive biodiversity, designed in accordance with Institution of Lighting Professionals 'Guidance Note 08/23 Bats and Artificial Lighting at Night' shall be submitted to and approved in writing by the local planning authority. The scheme shall with details of location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate colour contour plans and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity. All external lighting shall be installed and maintained in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To ensure that protected and priority species and biodiversity habitats are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 and Section 15 (Conserving and Enhancing the Natural Environment), Local Plan policies CP1, CP3 CP7 and MDD TB23.

Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant."

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:	Approve
Date:	18 May 2026
Earliest date for decision:	23 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	19/05/26