

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261529
Site Address:	1 Appleton Way, Shinfield, Wokingham, RG2 9RN
Expiry Date:	3 September 2026
Site Visit Date:	16 July 2026
Proposal: Householder application for the proposed erection of a shepherd's hut.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk TB23 – Biodiversity and Development TB25 – Archaeology
Wokingham Borough Local Plan Update (LPU)	C4 – Green and blue infrastructure and public rights of way
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document South of M4 SDL SPD Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal
WBC Landscape and Trees – No objection, subject to condition.

WBC CIL – No comments received.
WBC Ecology – No objection, subject to condition.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on the western side of Appleton Way, Shinfield. The property is the first property on the left when entering the housing development. To the rear and south of the site is open countryside and woodland.

Proposal:

This application seeks approval for the siting of a single-storey shepherds hut in the rear garden.

The shepherds hut would be constructed from a traditional material palette of weatherboard cladding finished in black, and a curved black corrugated steel roof.

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:

The application site comprises a detached dwelling located at the entrance to a recently constructed residential development within the South of M4 Strategic Development Location. The surrounding area is characterised by the prevailing form and appearance of modern suburban development, including dwellings set behind front driveways, landscaped frontage treatments and enclosed rear gardens defined by fencing and boundary planting.

Whilst the site forms part of the wider residential estate, its rear boundary adjoins open countryside and an established area of woodland, resulting in a transitional relationship between the built-up urban environment and the adjoining rural landscape. A public footpath runs parallel with the southern site boundary; however, the woodland contains mature and dense vegetation which provides a strong degree of screening between the site and the wider countryside.

The proposal seeks the siting of a shepherd's hut within the rear garden of the host dwelling. Given its modest scale, with a maximum height of approximately 3m, and its position centrally along the rear boundary, the structure would appear proportionate to both the host dwelling and the size of the residential curtilage. Furthermore, views of the shepherd's hut from the public realm and the adjacent public footpath would be limited due to the established trees and shrubs within the woodland to the south and rear of the site.

In this context, the proposed shepherd's hut would be read as a subordinate domestic feature within the private garden area. Owing to its limited visibility, modest scale and the substantial natural screening afforded by the surrounding vegetation, the development would not appear visually intrusive and would not result in harm to the character or appearance of either the host dwelling, the wider residential development, or the adjoining rural landscape. As such, the proposal would integrate satisfactorily within its surroundings and preserve the prevailing character of the area.

Neighbouring Amenity:

Overlooking:

The proposed shepherd's hut would be positioned within the rear garden of the host dwelling and would be of a traditional design, requiring access via a small set of steps, with the internal floor level elevated approximately 0.6m above ground level. The structure would provide a single modest habitable space and would incorporate a set of entrance doors and two windows within the principal elevation, together with one side-facing window. The outlook from these openings would be directed primarily towards the host dwelling and its private garden.

In assessing the potential for overlooking and loss of privacy, regard has been had to the relationship between the application site and the adjoining residential property to the north, no. 23. As existing, both properties benefit from detached garages situated approximately midway along their rear gardens. The garages are attached along the shared northern boundary and incorporate hipped roof forms, creating a substantial built feature between the two garden areas.

Given the siting of the proposed shepherd's hut to the rear of these garages, the existing built form would provide effective screening between the structure and the neighbouring dwelling. Consequently, direct views from the hut towards the principal rear-facing windows and private amenity space of no. 23 would be limited. Furthermore, the modest scale of the shepherd's hut, together with its domestic incidental function, would further reduce the potential for harmful overlooking.

Accordingly, it is considered that the proposal would not result in any material loss of privacy or overlooking to neighbouring occupiers and would therefore preserve the residential amenity currently enjoyed by the occupants of no. 23.

Loss of Light & Overbearing:

By virtue of the single-storey nature and siting of the shepherd hut, there would be no impacts of this nature that would arise from the proposed development.

Highway Access and Parking Provision:

There are no changes proposed to the current parking arrangements which are considered acceptable to serve the proposal.

Landscape and Trees:

The council's Trees and Landscape officer was consulted and raised no objection to the principle of development, subject to a condition securing compliance with the submitted Tree Protection Plan. They note that the site is located within a residential development adjacent to countryside, woodland blocks and a network of mature trees, including veteran trees, with an area of ancient woodland located approximately 85m to the south-west. A Public Right of Way (SHIN14) runs to the south of the site.

They conclude that whilst the shepherd's hut would be located within the Root Protection Area of an adjacent mature oak tree, its lightweight construction and installation on a small number of concrete pads, together with the proposed protection measures, are considered sufficient to avoid unacceptable harm to the tree. Subject to the recommended condition, the proposal would preserve the adjacent woodland, important tree cover and the character of the surrounding landscape. As such, the condition will be attached to any grant of approval.

Ecology:

The Council's Ecology Officer raises no objection to the proposal. Whilst a condition was recommended requiring any future external lighting to receive prior approval from the Local Planning Authority, it is noted that the host dwelling is not located adjacent to the Strategic Accessible Natural Greenspace (SANG) and therefore does not benefit from the removal of permitted development rights relating to external lighting that applies to certain other dwellings within the wider development. In the absence of any proposed external lighting and having regard to the permitted development fallback position, it is not considered necessary or reasonable to impose such a condition.

The Ecology Officer also advises that biodiversity interests, including the adjacent woodland habitat and off-site trees, should be safeguarded during construction and occupation. In this regard, the proposal is supported by a Tree Protection Plan and, consistent with the recommendations of the Tree and Landscape Officer, a condition requiring development to be carried out in accordance with the approved Tree Protection Plan will be attached to any planning permission. Subject to this condition, it is considered that the proposal would not give rise to unacceptable impacts on biodiversity or ecological interests.

Other:

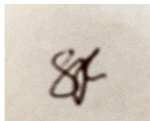
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	26 August 2026
Earliest date for decision:	4 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	1.9.26

PLANNING CONSTRAINTS/STATUS

Modest Development Location

South of M4 Strategic Development Location

Public Rights of Way – Footpath – SHIN14

Bat Roost Habitat Suitability

Badger Setts Consultation Zone

Archaeological Site

Shinfield Ward

Shinfield Parish