

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252432
Site Address:	4 Great Lea, Pingewood, Three Mile Cross, RG7 1NU
Expiry Date:	31 March 2026
Site Visit Date:	20 February 2026
Proposal: Householder application for the proposed erection of a detached single-storey outbuilding.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
160745	Full planning permission for the erection of a new two storey detached house.	Refused: June 2016
152115	Application for the prior approval of the erection of a rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 2.85m and the height of the eaves 2.55m.	PA Approval: August 2015

CONSULTATION RESPONSES
Internal
WBC Property Services – No comments WBC Drainage – No objection subject to a condition WBC Highways – Request further information WBC CIL – No comments WBC Ecology Newts – No objection subject to a condition
External
None

REPRESENTATIONS

Shinfield Parish Council	No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site forms part of a short terrace of properties (Nos. 1–4 Great Lea), which directly adjoin open fields to the north, south and east, reflecting the countryside designation of the wider area.

This application seeks planning permission for the erection of a detached outbuilding within the rear garden of No.4.

Principle of Development & Impact on Character: 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 lies outside the defined settlement boundaries and must therefore be assessed against Policy CP11 of the adopted Core Strategy, which restricts development in the countryside. Under CP11, proposals beyond development limits are only acceptable where they meet specific exemption criteria, including that they do not result in excessive encroachment or expansion away from the original buildings.

Although the proposed outbuilding is relatively large for this type of development, it remains clearly subordinate to the main dwelling in both scale and massing. Its position at the rear of the garden does not amount to an inappropriate or excessive encroachment into open countryside, as it remains wholly within the established domestic curtilage. The site is also enclosed by close-boarded fencing and is surrounded by similar residential garden environments, with rear garden outbuildings forming a consistent and established pattern of development along the lane.

With regard to wider character, views of the development from outside the site itself would be limited, owing to the combination of boundary fencing, and the discreet position of the proposed outbuilding towards rear of the plot. Any glimpsed views would be seen in the context of surrounding domestic garden structures.

Accordingly, the proposal would not harm rural visual amenity nor undermine the openness of the surrounding countryside. It is therefore considered to comply with Policy CP1, CP3 & CP11 of the Core Strategy.

Use of Outbuilding: As stated above, the proposed outbuilding is relatively large for a development of this nature. The application form states that it is intended for storage, and no justification has been provided for the scale of the space sought. While the size alone does not warrant refusal, it is considered necessary, given the building's scale, to impose a condition restricting its use to purposes incidental to the enjoyment of the

dwellinghouse. This will ensure that the outbuilding cannot be used as a separate unit of accommodation or for any non-residential or commercial activities.

Neighbouring Amenity: The proposed outbuilding would increase the extent of built form along the shared boundary with No. 5. However, the combination of its sloping roof away from the boundary and its modest eaves height ensures that any loss of light or sense of overbearing to the neighbouring site would be limited. Crucially, any such impact would be confined to a small section of what is a substantial rear garden belonging to the neighbouring site, and thus the development would not diminish its overall usability or enjoyment in respect of any potential overbearing, overshadowing or overlooking issues.

Furthermore, as the structure is single-storey, it would not create any opportunities for overlooking.

Highway Access and Parking Provision: The Highways Officer initially requested additional information, including a visibility splay plan. However, this request stemmed from an error in the description of development, which incorrectly suggested that alterations to the existing site access were proposed. As no such alterations form part of the application, the requested information is not required.

Flooding and Drainage: The Drainage Officer has requested additional information regarding the existing and proposed drainage arrangements. However, as the site lies within Flood Zone 1 and the development is modest in scale, the provision of further details would be disproportionate and has therefore not been pursued.

Ecology: The location of the development is within the red impact zone for Great Crested Newts, a highly suitable habitat and most important areas for GCNs. The applicant has submitted a NatureSpace Certificate (202602066) dated 3rd March 2026 and Impact Plan "4 Great Lea: Impact plan for great crested newt District Licensing (Version 1)" dated 3rd March 2026. Subject to the imposition of the condition recommended by NatureSpace Officers, it is not anticipated that the development would adversely impact upon GCNs.

Conclusion: For all the above, the proposal is acceptable and 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:	Approve
Date:	18 March 2026
Earliest date for decision:	24 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	19/03/26

PLANNING CONSTRAINTS/STATUS

- *Countryside*
- *Great Crested Newt Impact Zone (red zone)*