

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250715
Site Address:	54 Matthewsgreen Road, Wokingham, RG41 1JU
Expiry Date:	20 May 2025
Site Visit Date:	28/04/2025
Proposal: Householder application for the proposed erection of a outbuilding in the rear garden to facilitate a gym area and garden storage.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
212650	Householder application for the proposed erection of single storey rear extension with 4 no. roof lights following demolition of existing conservatory plus insertion of new patio area.	Approved, 21/09/2021
030434	Proposed first floor rear extension to dwelling and alterations to front elevation with a dormer extension.	Approved, 10/10/2003

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections, subject to a condition.
WBC Highways – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	17 Cantley Crescent – <i>'The drawings submitted show the new building to be very close to the rear boundary fence and the application states there are no trees within falling distance. If the position of the building is correct on the drawings, then this is not correct, as there are a significant number of tall trees in the applicants garden, and adjoining gardens that are within falling distance. These trees (although in desperate need of pruning) provide a significant degree of privacy for adjoining houses, so it would be useful to understand exactly where the new building is going and the impact on the trees.'</i> <u>Officer comment:</u> <i>While the application states there are no trees within falling distance, it is acknowledged that there are mature trees within the far rear garden area of the applicant's and neighbouring gardens where the building is to be proposed. However, the proposal does not involve tree removal, and none of the trees are protected by Tree Preservation Orders (TPOs), nor is the site within a conservation area.</i> <i>The outbuilding is within the applicant's curtilage and is not considered to cause harm to existing trees or result in an unacceptable loss of privacy.</i>

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached property located in an established residential area. The surrounding area is characterised by detached and semi-detached properties that vary in design and appearance.

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 proposed outbuilding of be of modest height, design and footprint. Being situated within the far rear garden area, it would not be visible from the street scene, therefore would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed outbuilding would modest in scale and suitably located within the far rear garden and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts to any neighbouring amenities.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Amenity Space:

The remaining rear amenity space would exceed the minimum depth requirement of

11 metres. The proposal is therefore acceptable in this regard.

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping with a low risk of surface water flooding. The Council's Drainage Officer has reviewed the application and has noted that the drainage details have not been provided and the existing drainage details has not been mentioned. The Drainage Officer has subsequently recommended a condition be implemented which secures details of the surface water drainage system of the site prior to the commencement of development.

However, the Local Planning Authority consider this condition too onerous when compared to the scale of the development; the increase in hardstanding would be minimal. As such, the remaining permeable land within the rear garden area would be considered sufficient enough to as not adversely impact the flood risk of the site and the surrounding dwellings.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	9 May 2025
Earliest date for	15 April 2025

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.05.2025