

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261000
Site Address:	6 Hart Dyke Close, Wokingham, RG41 2HQ
Expiry Date:	3 July 2026
Site Visit Date:	29/05/2026
Proposal: Householder application for the proposed erection of a pergola within the rear garden.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE4 – Trees, woodland, hedges and hedgerows DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document Charvil Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
101836	Application for submission of details to comply with condition 6a of planning consent F/2010/0627. 6a. Arboricultural works scheme.	Approved, 28/072010

100839	Proposed erection of two storey front extension and single storey side extension to dwelling.	Approved, 28/05/2010
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CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	198 Finchampstead Road - Supports the application and considers that it will integrate well with the character of the applicant's and neighbouring gardens, and that it will be sensitively combined with existing greenery.

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential cul-de-sac. The surrounding area is characterised by 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 proposal seeks the erection of a pergola measuring approximately 5.7m x 3.9m with a height of 2.6m, sited within the south-western corner of the garden area. The structure would be constructed from aluminium with a dark grey/anthracite finish. While these materials are not considered to be particularly sympathetic to the main

dwelling or the wider area, the pergola is of modest scale, open in form, and would not be readily visible from the public realm. As such, it is not considered that the proposal would result in any adverse impact on the character or appearance of the area.

Neighbouring Amenity:

The proposed pergola would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing, loss of light or overlooking impacts.

Landscape and Trees:

The application site contains three Scots Pine trees protected by Tree Preservation Order TPO-1344-2010.

The Council's Trees and Landscape Officer has reviewed the proposal and raises no objection. It is noted that the proposed outbuilding comprises a relatively small pergola structure with shallow foundations and is located a sufficient distance from the nearest protected tree. As a result, the Trees and Landscape Officer considers that the proposed development is not considered likely to adversely affect the protected trees or encroach upon their Root Protection Areas.

Accordingly, it is considered that the proposal would not result in harm to the health, longevity or amenity value of the protected trees, and no Arboricultural or landscape objections are raised.

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
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Recommendation:	Approval
Date:	5 June 2026
Earliest date for decision:	29 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	23.06.2026