

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251286
Site Address:	28 Beech Lane, Earley, Wokingham, RG6 5PT
Expiry Date:	25 July 2025
Site Visit Date:	8 July 2025
Proposal: Householder application for the Proposed erection of an 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY – No Relevant Planning History

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to a condition preventing future conversion of the outbuilding into a separate living unit.

WBC CIL – No Comment Recieved

External

N/A

REPRESENTATIONS

Earley Town Council	No objection subject to a condition preventing future conversion of the outbuilding into a separate living unit.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site comprises a large, detached, two-storey, five-bedroom dwelling located on the south-west side of Beech Lane. The property benefits from off-street parking to the front and has side access to the rear garden via a gate on the left-hand side. Additionally, the internal garage has been converted into a storage room.

To the rear, the property features a spacious garden, enclosed by fencing along the rear boundary. The garden backs onto Joel Close and faces the side elevation of No. 10 Joel Close.

Planning permission is sought for the erection of a substantial single-storey outbuilding, to be positioned at the rear of the garden. The proposed structure would span the majority of the garden's width and is intended to accommodate a home office, home gym, and shower room.

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: Beech Lane is a residential street characterised by large detached and semi-detached dwellings set within generous plots. The architectural styles and materials used along the road are varied, with no single prevailing character, contributing to a diverse and eclectic streetscape.

Although the rear of the application site backs onto Joel Close, making the proposed outbuilding partially visible from the public realm, its visual impact is expected to be minimal. The structure's modest scale, single-storey design, and the presence of mature vegetation and boundary fencing will help to screen it from view. As a result, the outbuilding will appear as a subordinate domestic feature within the rear garden, with limited impact on the character and appearance of the surrounding area.

Neighbouring Amenity: The proposed outbuilding has a maximum ridge height of 3.9 metres and an eaves height of approximately 2.4 metres. It is situated at a generous distance from neighbouring properties at 26 and 30 Beech Lane and is screened by existing boundary fencing.

10 Joel Close is the nearest neighbouring property to the proposed outbuilding. The side elevation of the 10 Joel Close sits adjacent to the rear boundary of the application site. Furthermore, there is existing boundary treatment and vegetation that provides a

degree of separation and screening between the two properties. The shower room window should be obscurely glazed to protect the privacy of both neighbouring properties and future occupiers of the host dwelling.

The separation distance, modest height, and existing boundary treatments significantly reduce the likelihood of any meaningful impact in terms of overlooking or loss of light.

Furthermore, due to its scale and positioning, the outbuilding is not considered to be overbearing to neighbouring properties. The rear garden is also of sufficient size to comfortably accommodate the structure while retaining ample space for domestic and recreational use.

Highway Access and Parking Provision: The proposed outbuilding, located in the rear garden, does not affect existing access or parking and does not replace any parking spaces. It appears not to include habitable rooms, but even if it did, current parking provision is adequate provided the outbuilding remains ancillary to the main dwelling.

Highways raised no objection, subject to a condition preventing future conversion of the outbuilding into a separate living unit.

Other: It is noted that the proposed plans for the outbuilding indicate it will accommodate a home office, home gym, and shower room. This raises some concern regarding the potential for the outbuilding to be used independently from the main dwelling.

However, the inclusion of these facilities does not, in itself, imply that the outbuilding would or could be used as a separate residential unit. The structure is not excessively large for a home studio or garden room, and it maintains a close physical and functional relationship with the main dwelling. It shares a mutually overlooked amenity space, and no separate access or curtilage is proposed.

Nonetheless, the creation of a self-contained unit with the potential for independent access would be unacceptable in terms of parking provision and highway safety. Therefore, if the application were to be recommended for approval, a condition would be imposed to ensure that the outbuilding remains ancillary to the main dwelling. Specifically, it must not be used, sold, or sub-let as a separate residential unit.

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:	Approve subject to Conditions
Date:	23 July 2025
Earliest date for decision:	24 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23.07.25