

Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

21 February 2025
Ref: JC/Let/P2217

Dear Sir / Madam,

Retrospective Planning Application for the “Erection of a rear garden building” at 10 Readwin Crescent, Wokingham, RG40 5BD.

On behalf of the applicant, Luke Duckworth, ECE Planning Ltd has been instructed to prepare a retrospective householder planning application for the erection of a rear garden building at 10 Readwin Crescent, Wokingham, RG40 5BD.

The Retrospective Planning Application has been submitted online via the Planning Portal under reference **PP-13747440** and includes the following documents/drawings:

- **Planning Application and CIL Forms**
- **Planning Covering Letter**
- **Architectural Pack inc. Location and Block Plans**

The addition of a home office/garden room for the property was sought by the applicant as they are expecting their first child, with an additional bedroom now being turned over to a nursery. The need for more space means an external office and occasional garden room is ideal for the family currently and for the future. The addition of an outbuilding has been carried out at multiple other new dwellings in the Mulberry View Development area and on this basis the applicant was unaware of any planning complications.

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Figure 1 – Photograph of the development as completed.

Construction of the development commenced on 27 November 2024 and was completed on 19 December 2024.

Prior to this, the applicant was unaware that a condition had been imposed on the extant permission (ref: 130456) which removed permitted development rights from the site including the erection of outbuildings. The detailed planning history of the site is explored further within this letter.

In essence, this application seeks retrospective permission for the outbuilding, which would otherwise be very similar under permitted development to what would be allowed if not for the imposed condition.

The Site

The site comprises an approximately 230m² plot of land within Wokingham's built-up area, bounded by 20 and 22 Readwin Crescent (north), 8 Readwin Crescent (east), Readwin Crescent and Warren House Road (south), and 12, 14, and 16 Readwin Crescent (west). Refer to Figure 2. The footprint of the proposal within the site is directly adjacent to the gardens of 16 and 20 Readwin Crescent.

The site features a three-bedroom detached house, a detached garage, and a rear garden where the outbuilding has been erected.



Figure 2 – Site Location Plan

The surrounding context consists predominantly of residential development of 2 storey homes. Within the immediate context this comprises detached or semi-detached houses with attached or detached garages. Some of these garages are located towards the rear of their respective plots.

The site is located in Flood Zone 1, indicating a low risk of flooding. It also has a very low probability of flooding from surface water, rivers, or the sea, both now and in future projections. Groundwater and reservoir flooding are considered unlikely.

Planning History

A search of the Council's planning application register has been undertaken and reveals the following applications of relevance to the site:

Reference 130456 - Outline Application for the development of up to 225 dwellings and associated works at Kentwood Farm West (Phase 2 of the North Wokingham Strategic Development Location) (all matters reserved). Land At Kentwood Farm Warren House Road Wokingham RG40 5RE. (Approved 27 October 2014).

Outline permission for part of the North Wokingham Strategic Development Location (as defined in Wokingham Borough Core Strategy Policy CP20) was granted in October 2014. This application formed Phase 2 of a larger strategic development, with the proposed site being a single parcel within it.

Condition 5 of the permission removed permitted development rights under Classes A, B, C, D, E, F, and G for this site. The condition wording is as follows:

'5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, extensions or alterations permitted by Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule of the 1995 Order (or any order revoking and re-enacting that order with or without modification) shall be carried out.'

Reference 170083 - Reserved Matters application pursuant to Outline Planning Consent O/2013/2295 for the erection of 225 dwellings, associated amenity space, landscaping, garages, parking and carports, allotments, internal roads, pathways, drainage and the construction of a new access from Warren House Road (access, appearance, landscaping, layout and scale to be considered); the construction of a section of the Northern Distributor Road (NDR) within the development site, including footways and associated highway works (accessed from approved access on Warren House Road). Land at Kentwood Farm Warren House Road Wokingham Berkshire. (Approved 23 October 2017).

A Reserved Matters application for the aforementioned strategic site was approved in October 2017. This was subsequently modified by several Non-Material Amendments, none of which applied directly to the proposed development site of this application.

The Proposal

This retrospective application seeks consent for an existing rear garden building. It measures 7.5m by 3.6m with a height of 2.5m. The southern façade, facing the main house and garden, features a glazed double door and two windows, clad in composite cladding. The remaining walls are finished in corrugated steel sheeting.

The building is intended as a home office / garden room, functioning as an ancillary space to the main house. It is entirely dependent on the main dwelling for essential facilities, including kitchen and toilet access, reinforcing its subordinate relationship to the primary residence.



Figure 3- 3D Rendering of the Proposal

Please refer to the submitted drawings for further details about the scheme.

Planning Policy Overview

The National Planning Policy Framework (2024)

The National Planning Policy Framework (NPPF) was newly revised in December 2024 and is a material consideration in all planning applications.

The relevant sections of the NPPF relate to the presumption in favour of sustainable development, delivering a sufficient supply of homes, making effective use of land, achieving well-designed places, meeting the challenge of climate change, flooding and coastal change and conserving.

It is contended that the proposed scheme is entirely compliant with the relevant paragraphs of the National Planning Policy Framework.

Wokingham Borough Local Plan

The Wokingham Borough Local Plan consists of two main documents, the Core Strategy (adopted January 2010) and the Managing Development Delivery Plan (adopted February 2014). These set out the overall vision and strategy for the Borough, though due to their age they are considered out of date. There is also an emerging Local Plan at regulation 19 stage, which has also been considered. The relevant policies of these documents have been considered in the preparation of this application.

Supplementary Planning Guidance

Relevant to this application are the Borough Design Guide (published June 2012) and the Technical Note providing further guidance on the application of the 25-degree and 45-degree tests (SPD, n.d.). Both documents have been carefully considered in the preparation of this application.

Planning Appraisal

The Principle of Development

This application seeks retrospective approval for the erection of a home office / garden room at 10 Readwin Crescent, as outlined in the proposals section above.

As the development already exists, its impact can be directly assessed. The outbuilding is in keeping with its surroundings, where sheds, garden annexes, and rear garages are common. Consequently, its effect on the character of the area should be considered minimal.

Furthermore, the development is very close to what would comply with the criteria set out under Permitted Development Rights (Class E) in terms of its size, scale, and location. If not for Condition 5 of the original Outline Permission (reference 130456), a development very similar in design would be permitted without the need for planning permission.

Considering that the outbuilding is similar in nature to that which would be allowed under permitted development rights, it should be considered acceptable in planning terms as it aligns with the relevant policy that supports incidental outbuildings within residential curtilages.

Given the above, the principle of development should be considered acceptable.

Design and Layout

The proposed building, sited within the garden of 10 Readwin Crescent, would be subject to the Managing Development Delivery Plan Policy TB06, which is concerned with the development of private residential gardens.

Part 1 of the policy states that:

'The Council will resist inappropriate development of residential gardens where development would cause harm to the local area'

The development is in keeping with its surroundings, where sheds, garden annexes, and rear garages are common. As such, it is not out of character for the area. Additionally, as it is located at the rear of the site, it does not impact the street frontage.

The materials used, as detailed in the attached documentation, are typical for structures of this kind and do not appear out of place. The outbuilding is separated from the main house by approximately 7 metres of open garden space and remains subservient in scale to the main dwelling. It also maintains an acceptable distance to other neighbouring properties, the closest of which is at a distance of 9 metres. This aligns with part 2.b) of TB06 which states that development will be allowed where:

'The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking'

As demonstrated above, the outbuilding can be well accommodated within the site without harming the amenity space of the main house or other neighbouring properties.

Given that the outbuilding is 2.5 metres in height, it is very similar to development allowed under Permitted Development Rights under Class E. However, Condition 5 of the outline permission for the main house removed these rights for the site, requiring this application for a proposal that may have otherwise been allowed under permitted development rights.

As such, it remains in line with the intent of Policy TB06 and should be considered policy compliant.

Impact on Amenity

Policy CP3 of the Wokingham Core Strategy sets out the principles for development, of which part a) asserts that permission will be granted for proposals that:

'Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life'.

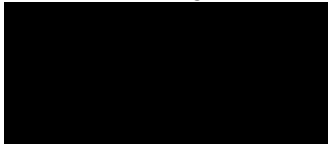
As detailed in the Design and Layout section of this letter, the built form is subservient to the main house and maintains a suitable distance from neighbouring properties. The presence of an existing close-boarded fence behind the outbuilding further ensures that there is no unacceptable impact on the amenity of neighbours.

Conclusion

In light of the information provided, we respectfully request the Council's retrospective approval for the erection of a home office / garden room at 10 Readwin Crescent, as it aligns with relevant local planning policies and does not result in harm to the character of the area.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James MRTPI
Director