

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251926
Site Address:	5 Archer Grove, Arborfield, Wokingham, RG2 9TB
Expiry Date:	7 October 2025
Site Visit Date:	5 September 2025
Proposal: Householder application for the proposed erection of a detached outbuilding to form a garden room.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY-

No previous planning history

CONSULTATION RESPONSES

Internal

WBC CIL- No comments recieved
External
N/A

REPRESENTATIONS	
Parish/Town Council	Barkham Parish Council have no comments on this application
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site is located within the Arborfield Garrison Strategic Development Location and consists of a large, detached dwelling located on Archer Grove, a residential road within the major development location of Wokingham. 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 the strategic development location of Arborfield Garrison (CP18), 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: CP1 of the Core Strategy requires the proposed outbuilding to maintain or enhance the high quality of the environment. CP3 of the Core Strategy requires the proposed outbuilding to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design. The proposed outbuilding is located to the rear of the dwelling at the side of the garden where it would not be visible from the street scene. The outbuilding is set on the back boundary of the property adjacent to a brick wall, in replacement of the existing shed.

The proposed outbuilding will measure c.8.76m length at the rear, c.8.2m length at the front, c.3.95m at the side and a maximum height of c.2.8m with the roof form marginally sloped at a 1:78 gradient.

The roof of the proposed outbuilding will be constructed using timber, black EPDM membrane and, black UPVC fascia and soffits. The front and side elevations will feature vertical natural cedar cladding, while the rear elevation will comprise vertically arranged, pre-finished black corrugated metal cladding, complete with associated flashings. This would not detrimentally harm the character of the area, given its location to the rear of the dwelling in compliance with CP1 and CP3 of the Core Strategy.

The proposed fenestration will utilise extruded aluminium frames and polyester, powder coated in anthracite grey. Rainwater goods, including guttering, downpipes, and associated bracketry, will be formed from black UPVC. There will be no detrimental harm to the character and appearance of the area in compliance with CP1 and CP3 of the Core Strategy and Borough Design Guide.

Neighbouring Amenity:

CP3 says the proposed outbuilding should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed outbuilding is single storey and therefore there are no concerns on overlooking on neighbouring amenities. There is a c.2.5m high brick wall in between the two properties. There are no windows on the rear side of the outbuilding which backs onto the neighbouring property. The outbuilding maximum height only extends c0.3m above the existing wall and is located c.11.92m away from the neighbouring property. There will be no overlooking into neighbouring properties as there is an insufficient arc of outlook due to the angle of skylights. Accordingly, the 1no. skylight will not be able to provide views of (49 Archer Grove) or its amenity space.

Loss of Light:

There is no loss of light as the proposed outbuilding is single storey and is well separated away (c.11.92m away) from the neighbouring property (49 Archer Grove).

Overbearing:

Whilst in relation to extensions, rather than outbuildings, R16 of the Borough Design Guide states that “*The eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary.*”. The proposed outbuilding follows this principle as it has a maximum height of c.2.8m and is single storey.

R16 of the Borough Design Guide further states “ *The minimum distance from flank wall to boundary is 1m*”, the outbuilding does not follow this as the distance between the outbuilding and boundary is c.0.78m, however the distance between the boundary and neighbouring dwelling (49 Archer Grove) is sufficient as it is c.11.92m. There is an appropriate level of brick wall between both boundaries. This limits the perceived visibility of the proposal from the neighbouring properties.

Amenity Space:

R16 of the Borough Design Guide states that *“The Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable.”* The proposed outbuilding will result in c.6.1m loss of garden space on the south side of the property, however there is sufficient space remaining with c.13.24m width and c.14.65m depth.

Conclusion:

In conclusion, the proposed outbuilding would not detrimentally harm the character and appearance of the area and would not harm neighbouring amenity. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it 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, 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
Date:	24 September 2025
Earliest date for decision:	16 September 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	25.09.2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant

Thames Basin Health SPA Mitigation Zones

Risk of Flooding from Surface Water

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zones

SSSI Impact Risk Zones

Major Nuclear Sites Consultation Zone