

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252013
Site Address:	Toutley Hall Bungalow, Old Forest Road, Wokingham, RG41 1JA
Expiry Date:	9 February 2026
Site Visit Date:	30 September 2025
Proposal: Householder application for the proposed erection of a single-storey outbuilding, alongside formation of additional hardstanding to accommodate up to five parking spaces, with associated alterations to boundary landscaping. (Retrospective)	

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 CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
040454	Proposed two storey side/rear extension to dwelling.	Approved: May 2004
032156	Proposed two storey side and rear extension to dwelling.	Refused: April 2003
022563	Proposed erection of two storey side extension plus single storey rear extension to dwelling.	Refused: March 2002
000430	Proposed two storey side extension to dwelling and single storey rear extension.	Refused: December 2000
000044	Proposed erection of detached garage/store. (Retrospective)	Approved: May 2000
970527	Proposed Single Storey Rear Extension To Dwelling To Form Conservatory And Alterations. Pitched Roof over part of existing rear dormer	Approved: March 1998

960480	Proposed Single Storey Rear Extension And First Floor Roof Extension To Dwelling	Approved: November 1996
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CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to a condition
WBC Highways – No objection
WBC Growth & Delivery (Planning Policy) – No comments
WBC CIL – No comments

External

None

REPRESENTATIONS

Winnersh Council	Parish	Object to this application on the following grounds: 1. Inadequate documentation 2. Concerns regarding future use of the building
Ward Member(s)		No comments received
Neighbours		No comments received

APPRAISAL

Context: The application site is located on Old Forest Road, a residential lane situated on the outskirts of Wokingham.

The proposal seeks retrospective planning permission for the erection of an outbuilding and the formation of hardstanding.

It should be noted that the application has been subject to re-consultation. This was necessary because the use of the outbuilding relies on the access track running along the northeastern boundary of the site, which was originally omitted from the red line plan. The plan has now been amended to include this land, with the correct ownership certificate submitted and the appropriate notice served.

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.

Use of Outbuilding: An enforcement case was opened by the Local Planning Authority following the erection of the outbuilding, which subsequently led to the submission of the current application. As part of that investigation, the use of the outbuilding was examined. The owner confirmed, through a signed legal document, that the building is used solely for the storage of gardening and household equipment and for undertaking hobbies.

A site visit undertaken on 30/09/2025 corroborated this account and found no evidence to suggest that the outbuilding was being used for any form of commercial activity.

Nevertheless, given the size of the outbuilding, the number of associated parking spaces, and the presence of an independent access, it is considered necessary to impose a condition restricting its use to purposes incidental to the enjoyment of the dwellinghouse, in order to ensure that it cannot be used independently or for any non-residential activities.

Character of the Area: The single-storey outbuilding has a footprint of approximately 8 by 10.4 metres, with a roof overhang that extends beyond this area, and a maximum height of approximately 3 metres. Positioned to the rear of the site, it is well screened from public viewpoints and therefore does not harm the immediate character of the area.

In considering the wider spatial context, the new outbuilding, together with existing structures on the plot, including the garage, car port and various extensions to the original dwelling, has contributed to a notable level of built form on a plot that could reasonably be described as semi-rural due to its relationship with surrounding fields. While this increase in built coverage could be viewed negatively, it is relevant that the adjacent south-westerly plots contain substantially more extensive and established backland development, despite sharing the same semi-rural character. As such, although the outbuilding adds to the cumulative development on the site, it is not considered to amount to overdevelopment when assessed within this broader context.

On a related matter, Section 4 of the Borough Design Guide SPD sets out expectations for amenity space and indicates that a garden depth of around 11 metres is generally appropriate for private outdoor space. The proposal would retain a suitable amount of garden area both behind the dwelling and to the rear of the outbuilding. Consequently, the development would not detract from the usability or enjoyment of the remaining amenity space.

Overall, the development has an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The outbuilding increases the extent of built form along the shared boundary with the neighbouring property, 'Twigs'. However, its offset from the boundary and its relatively modest height ensure that any loss of light or sense of overbearing is limited. Any impact would be confined to a small portion of the considerable length of the neighbouring rear garden, and would not undermine its

overall usability. In addition, the single-storey nature of the structure ensures that no overlooking issues arise.

Highway Access and Parking Provision: As the proposal does not generate any additional parking demand and does not result in the loss of existing parking provision, WBC Highways raises no objection.

Although the newly indicated parking spaces are not required to meet the Council's parking standards, they are accessed via the private track to the east, which does not form part of the public highway. WBC Highways therefore advised that the application red line be extended to include all land necessary to provide the required access to the site. This amendment has now been made, and WBC Highways is satisfied with the revised plan.

Flooding and Drainage: The Drainage Officer has requested further details regarding the existing drainage arrangements for the outbuilding. However, given the modest scale of the development and its location within Flood Zone 1, such information is considered disproportionate. Accordingly, the request has not been pursued.

Conclusion: For all the above, the proposal is acceptable and the application 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 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
Recommendation:	Approve
Date:	4 February 2026
Earliest date for decision:	19 September 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	5 February 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Wokingham*