

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252543
Site Address:	74 Church Road, Earley, Wokingham, RG6 1HU
Expiry Date:	5 January 2026
Site Visit Date:	20 November 2025
Proposal: Householder application for the Proposed Replacement of Existing old Shed with New Shed including hardstanding (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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
222926	Householder application for the proposed two storey side extension, conversion of garage to habitable accommodation, single storey front extension, installation of roof lights to facilitate loft conversion to habitable space and changes to fenestration	Approved 14/12/22
252095	Householder application for the proposed erection of a two-storey side extension; the replacement of all existing fenestration; alterations to external finishes, and installation of rooflights to facilitate loft conversion.	Approved 05/11/25

CONSULTATION RESPONSES

Internal
None consulted
External
None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	32 Easby Way: Provide clear site plan Officer response: The site plan show the location of the shed within the garden

APPRAISAL

Site Description: Two storey detached dwelling.

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.

Purpose of shed: The purpose of the shed to store garden machinery (lawn mower, hedge trimmer etc), bikes, garden furniture. Thus, the circumstances indicate that the proposal would be incidental to 74 Church Road. The proposed usage of the structure would not result in a material change of use or the formation of an independent residential planning unit.

A condition will be part of the decision notice to ensure that the shed shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site.

Character of the Area: The single storey shed would be 5.054m in width, 2.969m in depth and 2.365m in height. It's also important to note the height of the outbuilding would be lower than the 2.50m height Permitted Development rights. However, it requires planning permission as Permitted Development rights have been removed for the estate and due to the layout of the corner plot a small part of the shed is forward of the front elevation of the property.

Whilst the shed would project forward of the main dwelling and corner plot location. However, given the vast screening along the site boundary, the proposal would not be particularly visible from the public realm (see below). Therefore, the proposal would not have an adverse impact on the character of area or street scene.



The hardstanding would not be visible from the public realm and is a minor addition to the garden, which would not harm the character of the area.

Neighbouring Amenity: Given the shed's location, it would not be considered to result in harmful overlooking, loss of light or overbearing.

Amenity Space: The proposal would not adversely impact the rear amenity space of the dwelling as the dwelling sits in a substantial plot.

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:	11 December 2025
Earliest date for	2 December 2025

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	11 December 2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant