

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261938
Site Address:	Annexe, Rosery Cottage, Evendons Lane, Wokingham, RG41 4DX
Expiry Date:	15 October 2026
Site Visit Date:	18 September 2026
Proposal: Householder application for the proposed use of annexe as residential gym and office and changes to fenestration.	

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
16664	Erection of 'Granny' annexe, providing kitchen, lounge, bedroom, and bathroom and to be connected to existing dwelling by covered way	Approved 18/12/1981
23042	Single storey rear extension to form lobby & 2 bedrooms	Approved 16/04/1985

28228	Erection of a single storey building for agricultural storage and leisure	Approved 06/05/1988
36347	Erection of single storey building to form garage workshop and accommodation for model railway	Refused 05/09/1990
42102	Change of use of agricultural and domestic buildings to agricultural, domestic storage and B1 use (Retrospective application)	Approved 20/05/1994
051085	Application for change of use from (B1) to Sui Generis to be used as Taxi Communications Office. (Retrospective).	Approved 09/03/2006
110605	Application for a Screening Opinion for an Environmental Impact Assessment for proposed development of 43 dwellings with associated landscaping, open space, access and parking.	Not EIA Development 27/01/2012
121432	Application for a residential development of 43 dwellings (including the provision of 14 affordable homes), Provision of open space, a Local area of Play (LAP), creation of a new vehicular access onto Blagrove Lane, improved access onto Doles Lane. Demolition of Rosery Cottage and 171 Evendons Lane.	Withdrawn 14/09/2012
132312	Application for a residential development of 40 dwellings (including the provision of 16 affordable homes), provision of open space, a Local Area of Play (LAP), creation of a new vehicular access onto Blagrove Lane. Demolition of Rosery Cottage and 171 Evendons Lane.	Refused 09/05/2013

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
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Ward Member(s)	No comments received
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Neighbours	No comments received
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APPRAISAL

Description of Development:

This application seeks permission for the proposed change of use of the existing annexe from self-contained residential accommodation to ancillary residential

accommodation comprising a gym and home office, together with associated internal alterations. The proposal would remove the annexe's independent residential accommodation and incorporate it into the wider residential use of Rosery Cottage. Plus, changes to fenestration on the main dwelling.

Principle of Development:

The application site relates to the existing annexe located within the residential curtilage of Rosery Cottage. The site lies outside any defined development limits and is therefore situated within the countryside where Core Strategy Policy CP11 seeks to protect the character, landscape quality and distinctiveness of the rural area by restricting inappropriate forms of development.

In this case, the proposal does not involve the creation of a new dwelling, an extension to the built form, or an intensification of development within the countryside. Rather, the application seeks to change the annex's function into an ancillary office and gym, associated with the occupation of the main dwelling.

The proposal would result in only minor alterations to the external appearance of the host dwelling through changes to the fenestration and would not materially alter the rural character of the site or undermine the objectives of Policy CP11. Furthermore, the proposal aligns with the objectives of the National Planning Policy Framework (2026), which continues to support sustainable development whilst recognising that planning decisions should make effective use of existing buildings and land, provided that development is sympathetic to local character and does not result in unacceptable impacts. As the development utilises an existing building within an established residential curtilage and removes the potential for separate residential occupation, the principle of development is considered acceptable, subject to consideration of the detailed impacts addressed elsewhere in this report.

Character of the Area:

The proposal is considered acceptable in terms of its impact on the character and appearance of the area. The change in use from an annexe to a residential gym and home office would not give rise to any material alteration to the appearance of the site, nor would it introduce a use that is incompatible with the established residential character of the property and its surroundings. The proposal would in fact remove the potential for separate residential occupation of the building and retain it as an ancillary structure associated with the principal dwelling.

The external alterations are limited to relatively minor changes to the fenestration. Having regard to the scale, design and appearance of the proposed openings, and noting that materials are proposed to match the existing building, the changes would appear subservient to the host building and would not result in any adverse impact on the visual amenities or rural character of the area. Accordingly, the proposal complies with the design objectives of Core Strategy Policies CP1, CP3 and CP11 and would preserve the character and appearance of the countryside location.

Neighbouring Amenity:

The proposal is not considered to give rise to any adverse impacts on the amenities of neighbouring occupiers. The use of the existing annexe as a residential gym and home office would remain ancillary to the occupation of the main dwelling and would not result

in any significant increase in activity, comings and goings, noise or disturbance beyond that typically associated with a residential property.

Furthermore, the proposal does not involve any extensions or alterations that would materially affect the relationship between the building and neighbouring properties. The proposed fenestration changes are limited in nature and, having regard to their scale and positioning, would not result in unacceptable overlooking, loss of privacy, overbearing impacts or loss of light to neighbouring occupiers. Accordingly, the proposal is considered to comply with the amenity objectives of Core Strategy Policy CP3 and Policy TB21 of the Managing Development Delivery DPD.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

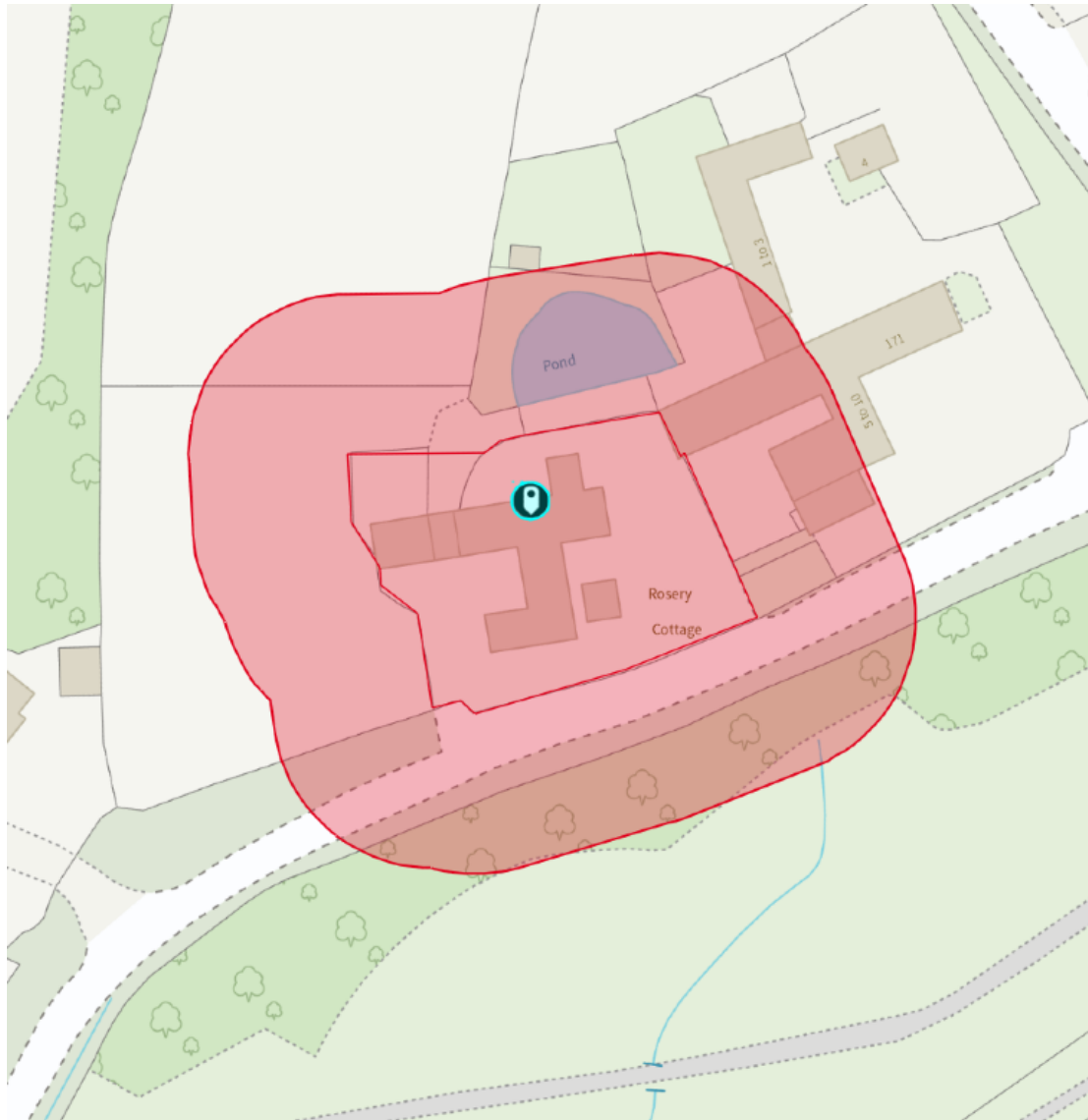
Community Infrastructure Levy (CIL):

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	21 September 2026
Earliest date for decision:	11 September 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.09.2026

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 300 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
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1	All works exceeding 150 metres (492.1 feet)	YES	YES
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Submitted Sites Live | Total count: 1

#	SITE_REF	LUPP	ADDRESS
1	5WK023	Housing (C3 Planning Use Class).	Rosery Cottage and 171 Evendons Lane

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	VS954	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	VS955	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	VT954	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	VT955	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	VU954	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&notes=11404&location=479012,167586%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Arborfield Cross and Barkham Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Evendons Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	