

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250334
Site Address:	63 Grover Avenue, Wokingham, RG41 1BP
Expiry Date:	9 April 2025
Site Visit Date:	17/02/2025
Proposal: Householder application for the proposed erection of an outbuilding.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough : Local Plan Update Proposed Submission	Policy SS1 - Sustainable development principles Policy SS2 - Spatial strategy and settlement hierarchy Policy SS3 - Development within or adjacent to major and modest settlements Policy CE6 - Reducing energy consumption in existing buildings Policy CE7 - Low carbon and renewable energy generation Policy CE8 - Protecting low carbon and renewable energy infrastructure
Other	Borough Design Guide Supplementary Planning Document

	CIL Guidance + 123 List
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PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Building Control – No objection, subject to repositioning of outbuilding.
WBC CIL – The proposed development would not be CIL liable.

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached property located in an established residential area. The surrounding area is characterised by detached and semi-detached set-in discernible groupings which are distinguished by repeated house type.

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.

Character of the Area:

The proposed outbuilding would be modest in height, depth, and design, and given its positioning, it would not be visible from the public realm. As such, it would not have a detrimental impact on the character of the area.

Neighbouring Amenity:

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

The proposed outbuilding would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts to any neighbouring properties.

Amenity Space:

The application site has a rectangular shaped rear garden with a depth of approximately 12.5 metres (when measured from the main rear wall). The proposed single storey rear extension would reduce the rear garden depth to approximately 7.5 metres. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers.

Other:

It is noted that the proposed outbuilding, described in the submitted plans as a garden room, has a footprint of 24 m², which could potentially accommodate facilities such as a toilet, bathtub, and sink. This raises potential that the outbuilding could be used independently of the main dwellinghouse.

While the inclusion of these facilities does not automatically imply the outbuilding would be used as a separate dwelling, the size of the structure is consistent with that of a typical home garden room. It would also maintain a close relationship with the main dwellinghouse, with shared amenity space that is mutually overlooked, and no separate access proposed.

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	
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Conditions agreed:	Not required
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Recommendation:	Approval
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Date:	13 March 2025
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Earliest date for decision:	5 March 2025
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	19.03.2025
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