

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251357
Site Address:	6 Basil Close, Earley, Wokingham, RG6 5GL
Expiry Date:	4 August 2025
Site Visit Date:	27 June 2025
Proposal: Householder application for the proposed outbuilding.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment
SSSI Impact Risk Zones

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction
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
990095	Proposed single storey rear extension to dwelling to form conservatory.	Approved 24/01/2000
233004	Householder application for the proposed erection of a single storey front extension, single storey side/rear extension following demolition of existing conservatory and garage, plus the erection of a first floor rear balcony and removal of first floor window.	Approved 08/02/2024
241406	Householder application for the proposed erection of a single storey front extension to form a porch and a single storey side/rear extension following demolition of existing conservatory and	Approved 05/08/2024

	detached garage, plus the creation of a rear balcony and changes to fenestration.	
251299	Application for non-material amendment to planning consent 241406 for the erection of a detached outbuilding.	Withdrawn 05/06/2025

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	Earley Town Council raise no objection to the application subject to WBC imposing a condition that ensures the proposed outbuilding is only used incidental to the host dwelling and not used as a separate unit of accommodation.
Ward Member(s)	No comments received
Neighbours	One neighbour has commented stating that they have no comment.

APPRAISAL

Description of Development:

This application seeks permission to erect a single storey outbuilding (7m x 3.9m x 3m) at the bottom of the rear garden to provide a garden office and toilet.

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 is located to the rear of the dwelling at the bottom of the garden where it would not be visible from the public domain. The outbuilding is set right on the side boundary, but there are no neighbouring properties on this side, and the outbuilding has a maximum height of 3 metres. When considering its location on site,

along with the size and scale and existing boundary treatments, it is deemed that the outbuilding is acceptable in its proposed location, and it would not negatively impact upon the character of the area.

Neighbouring Amenity:

The proposed outbuilding is single storey in nature and therefore there are no concerns on neighbouring amenity grounds relating to loss of light or overlooking as the building is located adjacent to Rushey Way set away from any neighbours. To avoid being overbearing, guidance in the Borough Design Guide (BDG) states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is right on the side boundary, but a maximum height of 3 metres shows compliance with this guidance relating to overbearing within the BDG.

Residential Amenity Space:

The proposal poses no harm to the usability of the site's rear amenity space for current and 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, 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.

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:	4 August 2025
Earliest date for decision:	30 June 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	4 August 2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant