

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261718
Site Address:	Fade To Grey, Redlake Lane, Wokingham, Wokingham, RG40 3BF
Expiry Date:	12 October 2026
Site Visit Date:	2 September 2026
Proposal: Householder application for the proposed erection of single storey outbuilding	

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
210681	Householder application for the erection of 2No. detached outbuildings to form a summerhouse and cycle store (retrospective)	Approved 11/05/2021
183223	Householder application for the proposed erection of a triple garage and cycle store	Application withdrawn 07/02/2019
171755	Application to vary Condition 2 of planning consent F/2013/2466 for the proposed erection of one detached dwelling and detached garage following demolition of existing business premises (use class B(c)). Condition 2 relates to approved plans, the new plan proposes the re-use of an existing access onto Redlake Lane	Refused 21/09/2017; Appeal Dismissed 20/08/2018

	and existing shared access blocked off	
162759	Application to vary condition 12 of planning consent F/2013/2466 for the proposed erection of one detached dwelling and detached garage following demolition of existing business premises. Condition 12 relates to approved plan numbers, the new plan 2108/03B and 2108/10 to be used in place of 2108/02 & 2108/03A	Approved 07/06/2017
F/2013/2466	Proposed erection of one detached dwelling and detached garage following demolition of existing business premises	Approved 02/04/2015

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection subject to conditions

WBC Highways: No objection subject to conditions

WBC Ecology Newts: No objection

WBC Ecology: No objection

WBC Green Infrastructure: No comment

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council: No objection subject to the planning officer adding a condition that the new outbuilding remains ancillary to the main dwelling. Officer response: Relevant condition will be included within decision notice.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Fade to Grey' is a large four-bedroom detached chalet style dwellinghouse which sits on a large approximately 1.54 acres plot.

The site is in a limited development location, designated as Countryside.

The immediate locality of the site is rural farmland in nature with very little residential development in the vicinity. Instead, a large commercial complex of buildings exists immediately to the rear, northwest side of the site and Holme Grange Fishery to the

southwest side of the site.

The site has a substantial rear garden and a large access drive and parking area to the front of the dwelling. Access to the site is on the west side of the site and property and is taken from the Redlake Commercial Centre road from Redlake Lane to the southeast. The nearest residential dwelling is situated approximately 85metres away to the northeast.

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.

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.

Countryside: In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building

The proposed development involves an extension to an existing residential property by way of the erection of an outbuilding in the garden. As such, criteria 1–3 of Policy CP11, which relate to rural enterprises, countryside uses, and building conversions/replacements, are not applicable. The proposal therefore falls to be assessed against criterion 4 of Policy CP11.

The outbuilding is located in the garden area to the east side of the dwellinghouse, situated within the residential curtilage of the property, and within close proximity to the main dwellinghouse which consolidates the structures on site to prevent harmful spread to the open character. The outbuilding is single storey and would be a subservient feature to the main dwelling. The outbuilding occupies a modest footprint relative to the overall site area and would not materially increase the footprint, scale

or massing of the original dwelling itself. The proposal would not therefore represent a disproportionate addition or incongruous feature within the wider countryside.

On this basis, the development is considered to comply with criterion 4 of Policy CP11, as it would not result in an inappropriate increase in the scale, form or footprint of the original building and would remain a proportionate and incidental addition within the countryside setting.

Therefore, the outbuilding would not harm the countryside and the proposal is considered to comply with policy CP11 in this respect.

Character of the Area: The proposal is for a single storey structure with a vaulted dual pitched roof above, with style and materials all to match the existing dwelling. The structure internally is generally open plan and split into two areas with the golf simulator/cinema room located to the front of the building and a games area with feature bi-folding sliding doors at the rear. The total depth of the outbuilding is approx. 11.70 metres, with a width of 7.10 metres and a height to the ridge of the pitched roof of 6.17 metres.

The Borough Design Guide states “*garages should not be sited in front gardens but to the side or rear of a dwelling*” and “*garages should not project forward of the building line of a property*”. The outbuilding would be located to the side of the dwelling and not project forward of the building line of the property, thus complying with the BDG.

The outbuilding is proportionately sized relative to the main dwellinghouse and the size of the plot. The appearance and materials match the existing main dwelling so that it blends in with the adjacent building and surrounding landscape. Owing to the size of the plot and surrounding building density, the development will not lead to an imposing view of the area.

Neighbouring Amenity: The proposal does not have any detrimental impact on overlooking, overbearing or loss of light given the significant separation distance from neighboring dwellings.

Outbuilding purpose: The proposed outbuilding will be used for a golf simulator/cinema and games room. From looking at the plans, the outbuilding would not contain the facilities required for day-to-day living and thus could not be occupied as a separate dwelling. It's clear the outbuilding will be used incidental to the enjoyment of the dwellinghouse and contains no residential accommodation. As part of the decision notice, an incidental condition will be included to condition it's use.

Amenity Space: The garden space remaining would be over 11m in depth, thus complying with the BDG.

Highway Access and Parking Provision:

General

The application is for the erection of single storey habitable outbuilding to the side of the main dwelling.

The building will consist of one to two habitable rooms. These uses are confirmed to be incidental to the existing main dwellinghouse in the planning statement.

Parking

The proposed development is ancillary to the existing residential use and the existing parking provisions of five driveway parking spaces remain suitable for the proposed outbuilding.

Cycle Parking

The existing cycle parking provision is adequate and to be retained.

The officer has requested the outbuilding to remain ancillary to main dwelling, such will be included but incidental instead of ancillary, as explained in outbuilding use section of report.

Flooding and Drainage: The officer has reviewed Innervision design Flood Risk Assessment dated August 2026 and have the following comments to make:

The proposed ancillary outbuilding does not exceed 250m² in footprint within the curtilage of an existing dwelling, as represented by Proposed Site Block Plan drawing 02 and Proposed Ground Floor Plan, Elevations and Section drawing 01, both dated 05/06/2026.

The western fringe of the site lies within flood zones 2 and 3 but the outbuilding is proposed to the east of the existing dwelling and within flood zone 1.

We note that surface water will be managed in full alignment with the SuDS hierarchy.

Based on the above, we would have no objection to the development as represented in the proposal. The officer has requested a drainage system strategy condition. However, due to the scale of the scheme, the provision of a drainage system strategy is considered excessive and not required.

Ecology: The proposed location of the outbuilding is not within a potential bat roost zone, thus no ecological concern.

Ecology Newts: The proposed development is unlikely to have an impact on crested newts and/or their habitats. However, as the development is within the green impact risk zone, as modelled by district licence mapping, an informative has been attached to the decision notice.

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

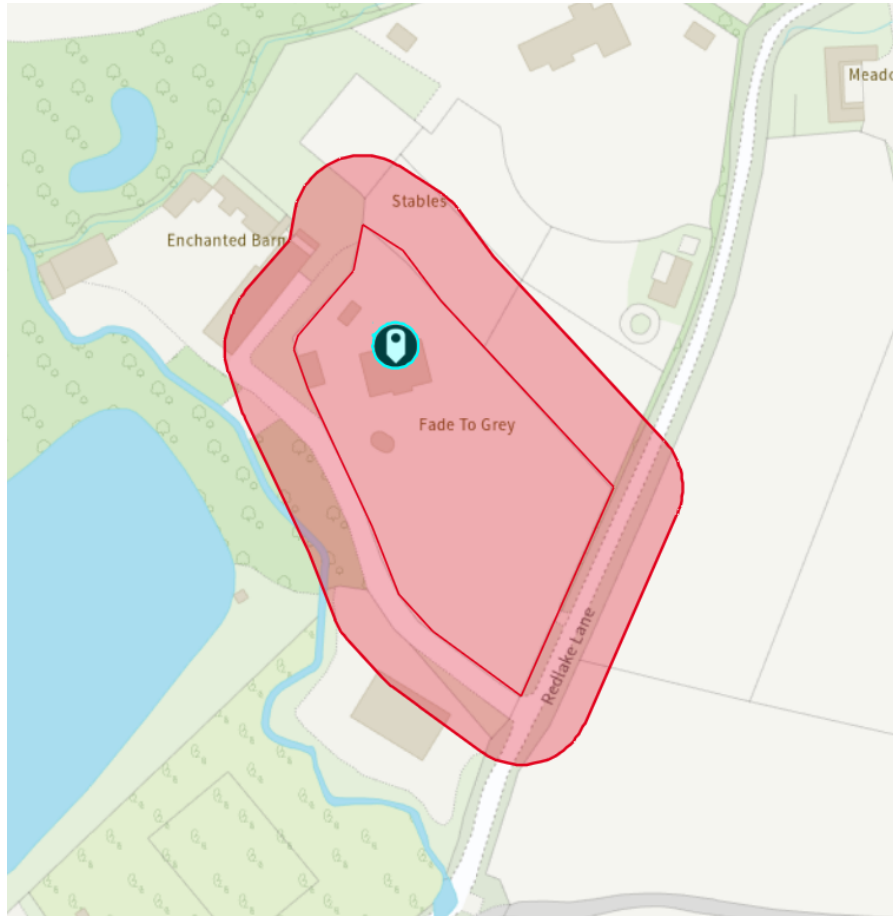
Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) 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:	22 September 2026
Earliest date for decision:	14 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	22 September 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

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	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
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1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
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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
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Flood Zones | Total count: 6

#	flood_zone
1	Flood Zone 3
2	Flood Zone 2
3	Flood Zone 2
4	Flood Zone 2
5	Flood Zone 2

6	Flood Zone 2
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Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	Red Lake Lane

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	\J952	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	\J953	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	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0121000322302&notes=11401&location=483017,166614%20(IRZ%20polygon%20centre)
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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	Holme Green Pastoral Sandy Lowland

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham Without Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham Without CP	0 m