

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                     |                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                          | 261333                                               |
| <b>Site Address:</b>                                                                                                                                | 5 Tickenor Drive, Finchampstead, Wokingham, RG40 4UD |
| <b>Expiry Date:</b>                                                                                                                                 | 3 August 2026                                        |
| <b>Site Visit Date:</b>                                                                                                                             | 7 July 2026                                          |
| <b>Proposal:</b> Full application for the proposed erection of 1 no. detached outbuilding to be used to operate an ancillary dog grooming business. |                                                      |

### **PLANNING POLICY**

|                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP8 – Thames Basin Heaths Special Protection Area<br>CP9 – Scale and Location of Development Proposals                                                                                                                                                                                                                                                                            |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC06 – Noise<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB06 – Development of Private Residential Gardens                                                                                                                                                                                |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS2 – Spatial strategy and settlement hierarchy<br>SS4 – Development within or adjacent to minor settlements<br>SS7 – Development in the vicinity of Atomic Weapons Establishments<br>H12 – Residential development of existing private gardens<br>FD1 – Development and flood risk (from all sources)<br>FD2 – Sustainable drainage<br>NE3 – Thames Basin Heaths Special Protection Area<br>NE4 – Trees, woodland, hedges and hedgerows |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                                                                                                                                                                                                                                                                                      |

### **PLANNING HISTORY**

| Application No. | Description                                       | Decision & Date             |
|-----------------|---------------------------------------------------|-----------------------------|
| 990227          | Proposed Single Storey Rear Extension To Dwelling | Approved 26th November 1999 |

## CONSULTATION RESPONSES

### Internal

WBC Environmental Health- No objection  
WBC Drainage- No objection subject to condition(s)  
WBC Highways- No objection subject to condition(s)  
WBC Digital Solutions Scanning- No comments received  
WBC Landscape and Trees- No objection

### External

Thames Water Utilities Ltd- No comments received  
South East Water- No comments received

## REPRESENTATIONS

|                     |                                                  |
|---------------------|--------------------------------------------------|
| Parish/Town Council | Finchampstead Parish Council raises no objection |
| Ward Member(s)      | No comments received                             |
| Neighbours          | No comments received                             |

## APPRAISAL

**Site Description:** This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Finchampstead, Wokingham. The site is surrounded by dwellings of similar architectural design and character.

**Proposal:** This application seeks permission for the proposed erection of 1 no. detached outbuilding to be used to operate a dog grooming business. The proposed outbuilding will be approximately 2.5 meters in depth, 5 meters in width and 2 meters to the height of the ridge. As part of the proposal, the dog grooming outbuilding will also include a storage area.

**Planning History:** The site has an established planning history. Planning permission was granted under application 990227 on 26 November 1999 for the erection of a single-storey rear extension to the 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.

The erection of an outbuilding within the rear garden of a residential property is acceptable in principle, subject to its scale, appearance and use remaining compatible with the residential character of the site and surrounding area. In this case, however, the proposed dog grooming operation would not be ancillary or incidental to the residential use of the dwelling. It would involve a separate commercial activity which is not functionally linked to, or ordinarily associated with, the day-to-day residential occupation of the property. The level of activity described would also exceed what could reasonably be regarded as de minimis. The application has therefore correctly been submitted the application for the operation of a dog grooming business from the site. This assessment is consistent with the approach reflected in Development Control Practice and relevant appeal decisions, including APP/P5870/X/15/3129641, although it is acknowledged that the operation considered in that appeal appears to have been more intensive than the use now proposed.

In terms of the proposed business operation, the applicant, who is also the owner of the dog grooming business, has confirmed that the use would operate on an appointment-only basis, with approximately 3 to 5 appointments per day. The proposed hours of operation are:

- Monday to Friday: 09:00–18:00
- Saturday: 09:00–13:00
- No Sundays or Bank Holidays

The applicant has also confirmed that dogs would remain indoors during appointments, no outdoor kennelling or external exercise areas are proposed, and client visits would be staggered. These operational controls are material to the assessment, as they would limit the potential for noise, comings and goings, and disturbance to neighbouring occupiers.

The proposed outbuilding would be modest in scale and located within the rear garden, where domestic outbuildings are not uncommon. Having regard to its scale, height and siting, it would appear as a sympathetic and subordinate addition to the host dwelling and would not, in itself give rise to unacceptable harm to the residential character or appearance of the site.

Overall, the proposed use is modest in scale and would not alter the residential character of the site to a harmful degree. However, that conclusion depends on the limited scale and nature of the operation described in the supporting information. Conditions are therefore necessary and reasonable to ensure that the use remains controlled, including restricting the use to the applicant and their occupation of the dwelling, limiting the number and frequency of appointments, and controlling the hours of operation.

Subject to those conditions, the proposed development is considered acceptable in principle and would have an acceptable impact on the character and appearance of the site and surrounding street scene. The proposal is therefore considered to accord with Policies CP1 and CP3 of the Core Strategy and the relevant advice and guidance contained in the Borough Design Guide.

**Character of the Area:** Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character

to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Tickenor Drive and the surrounding area comprise of dwellings that contain modest size gardens. As part of the proposal, the existing shed is set to be demolished to make room for the proposed outbuilding. The proposed outbuilding will consist of a flat roof with one window and one main access point and side door to the western elevation, no other fenestration changes are proposed.

The proposed outbuilding is modest in scale and would be subordinate in-built form to the dwellings house. The form and scale would be akin to a normal residential outbuilding.

As stated above the commercial aspect to the building would not give rise to an unacceptable change in character and appearance for this residential area.

**Neighbouring Amenity:** Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

Although a portion of the residential amenity space would be used for the business, the proposed outbuilding is positioned to the rear of the garden on the existing footprint of the shed, albeit slightly bigger, helping to minimise its impact on neighbouring occupiers. As shown on the submitted block plan, clients would access the outbuilding via the existing garage and utility room before entering the rear garden. Whilst the outbuilding falls approximately 0.20 metres short of the preferred 1-meter amenity distance set out in the Borough Design Guide (BDG), it does not contain any windows or doors facing No. 7 Tickenor Drive and would not overlook any principal private amenity areas, such as gardens or patios. Therefore, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

The potential comings and goings associated with customers and dogs have been considered in the preceding sections. Having regard to the limited number of appointments proposed, the appointment-only nature of the business, and the commitment that dogs would remain indoors during appointments, the use is not considered likely to result in unacceptable noise or disturbance to neighbouring occupiers.

The Council's Environmental Health Team has reviewed the application and raises no objection. It has advised that, given the nature and scale of the proposed use, the development is unlikely to give rise to significant adverse impacts in terms of noise, disturbance or general amenity. A condition restricting the hours of operation is recommended and is considered necessary and reasonable to safeguard neighbouring amenity.

**Highway Access and Parking Provision:** The business proposes to operate an appointment-only, short-stay dog grooming business at the proposed outbuilding in the rear garden. The business will have no employees and one client at a time. Unallocated parking spaces are allocated adjacent to the site. As such, in view of the proposed scale and operations details provided, the Council's Highway's Officer raise no objection to the proposed development subject to the outbuilding to remain ancillary to the main dwelling.

**Flooding and Drainage:** The Council's Flooding and Drainage Officer have confirmed that the site lies within Flood Zone 1 and raises no objection to the principle of the proposed outbuilding, as shown on the site plan dated 06/06/2026 and the accompanying plans and elevations. Whilst it is acknowledged that the development would result in an increase in impermeable surface area, and a condition has been recommended requiring the submission of drainage details prior to commencement, it is considered that such a condition is not necessary in this instance. Having regard to the limited scale of the proposal and the site's location within an area of low flood risk, the development is not considered likely to give rise to significant drainage or flooding concerns.

**Landscape and Trees:** The outbuilding will be located in the rear garden near an existing unprotected tree. Whilst the Landscape and Tree Officer raises no objection to the proposal, they recommend that in order to safeguard the tree from damage during construction, the front driveway should be used as the staging area for construction works and no construction materials should be stored nor construction activities undertaken underneath the tree in its root zone.

**Ecology:** Whilst the application site is located in an area suitable for bat roosts, the application is for the erection of a single storey outbuilding. As such the proposed works do not impact the main roof, as such it was not deemed necessary for the Council's Ecology Officer to provide comment.

**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.

**Conclusion:** For all the above, the proposal is acceptable, and the application is recommended for approval.

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| RECOMMENDATION              |              |
|-----------------------------|--------------|
| Conditions agreed:          | Not required |
| Recommendation:             | Approve      |
| Date:                       | 29 July 2026 |
| Earliest date for decision: | 29 June 2026 |

|                                                   |            |
|---------------------------------------------------|------------|
| Recommendation agreed by:<br>(Authorised Officer) | <i>MC</i>  |
| Date:                                             | 03.08.2027 |