

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252746
Site Address:	303 Reading Road, Winnersh, Wokingham, RG41 5LR
Expiry Date:	7 January 2026
Site Visit Date:	1 December 2025
Proposal: Householder application for the proposed erection of 1no. detached outbuilding for habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location –
Winnersh
Bat Roost Suitability Habitat
Green Route

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB07 – Internal Space Standards
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
001987 OLD/2011/00068	Planning Enforcement Notice	Closed 1985
T/APP/H0330/A/89	Appeal against refused planning permission	Dismissed

/137876/P8	for parking of applicant's commercial vehicle and 2 skips.	6 March 1990
072046	Outline application for the demolition of existing buildings and erection of 10 apartments	Refused 24 January 2008

CONSULTATION RESPONSES

Internal

WBC CIL
WBC Ecology Newts – No Comment
WBC Ecology – No Objection

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A detached bungalow located adjacent to the A329, close to the roundabout and junction with Longdon Road and the M4 bridge. The front boundary is a brick wall and there is a driveway for off street parking. The east side boundary abuts a grass verge and adopted highway.

A separate planning application ref. 252384 has been submitted for the conversion of existing lounge to create habitable accommodation following subdivision of dwelling to form an Annex, plus internal amendments.

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.

Proposal: Erection of 1no. detached outbuilding for habitable accommodation. It will

measure 9.7m in length, 8.4m in depth, 2.4m in height to the top of the eaves and 4.1m to the top of the pitch roof. It will be located approximately 1m off the north and west facing boundary. The proposed annex will contain a kitchen, lounge/dining area, 2 no. shower rooms and 2 no. bedrooms. It will have 2 no. windows and a single door on the south elevation, 2 no. windows on the west elevation, 2 no. windows on the north elevation and 1 no. window on the east elevation.

The proposed annex will provide ancillary accommodation for the owner's mother who is disabled. A Care Needs Assessment was conducted for both the owner and his mother by a Wokingham Borough Council Social Worker. The assessment determined that providing a separate area is required to meet the needs of the owner's mother and it will also enable the owner to continue caring for his mother over a longer period. This separate accommodation is therefore necessary to facilitate ongoing care and improving the quality of life for both individuals.

Procedural Matters

Revised Proposed Floor Plans, Elevation plans, Location Plan and Site Plan were received by the Council on 13th March 2026, and after the consultation date had ended. However, the revised proposed plans showed a reduced footprint and volume. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is a main road close to a roundabout, pedestrian crossing and junction with Longdon Road and the M4 bridge. The application site is at the end of a row of detached bungalows and chalet style houses that front a slip road for vehicular access. There is no uniformity of architectural style and several of the properties have been altered. The east facing side elevation is a tall fence separating the application site from a strip of grassed amenity land and trees.

In this case, the proposed outbuilding would be screened from the public realm in Reading Road by the main dwelling house and set back approximately 30m from the highway. The side elevation would be screened from the public realm in Woodward Close by tall trees along the boundary and set in approximately 15m from the highway. Therefore, the proposal would not cause visual harm to the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The back-to-back separation distance with Croft Cottage would be approximately 12m and the 2no. rear elevation windows serving a shower room and bedroom would face onto the rear boundary fence approximately 1.8m in height and tall trees that provide additional screening. The 2-no. west facing windows serving the lounge would face onto a fence approximately 1.8m in height and would not face onto habitable rooms. The south facing door and 2 no. windows would have oblique views of the side boundary fence and the rear of an outbuilding but would not face onto habitable rooms at no. 305 Reading Road. Therefore, there would be no significant loss of privacy because of the development.

Loss of Light: The development would not cause additional loss of light to neighbouring habitable rooms.

Overbearing: The development would provide a large annex at the rear of the main dwelling house. However, the maximum eaves height would be 2.5m and the annex would be located at least 1m off all boundaries. Furthermore, neighbouring occupants would continue to have access to adequate private space. Therefore, the annex would not have a significantly overbearing impact on neighbour amenity.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 3 or more parking spaces are required following development for a 4 or more-bedroom dwelling. In this case, the development provides 3 no. additional habitable rooms, and the site plan shows 3 no. parking spaces which is acceptable.

Ecology: The Ecology Officer has raised no objection to the scheme and recommended the following informative:

Requested Informative: *Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be*

found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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:	Yes
Recommendation:	Approve
Date:	13 March 2026
Earliest date for decision:	3 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	13/03/26