

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                    |                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                         | 252913                                                 |
| <b>Site Address:</b>                                                                                                                               | 2 East Lodge, Ludgrove, Wokingham, Wokingham, RG40 3AD |
| <b>Expiry Date:</b>                                                                                                                                | 20 February 2026                                       |
| <b>Site Visit Date:</b>                                                                                                                            | 8 January 2026                                         |
| <b>Proposal:</b> Householder application for the proposed erection of a Four-Bay Single-Storey Garage/Car Port, including a proposed block paving. |                                                        |

### **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                                                                                                                                                                                                                                                              |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC06 – Noise<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB21 – Landscape Character<br>TB23 – Biodiversity and Development |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                                                                                                                                        |

### **PLANNING HISTORY**

180806 - Certificate of Lawfulness for the erection of a log cabin – Approved – 11/05/2018

190405 - Householder application for the proposed erection of a part two storey/part 1st floor extension to the rear with dormer extension in the east side of the new roof. Conversion of loft to create habitable accommodation extending the roof to connect two larger existing main roofs – Refused – 12/04/2019

193169 - Householder application for the proposed erection of a two story rear extension with 1no. dormer, conversion of loft to create habitable accommodation extending the roof to connect two larger existing main roofs including 6no. roof lights, changes to fenestrations- Approved – 15/01/20

### **CONSULTATION RESPONSES**

**Internal**

WBC Drainage: No objection subject to conditions

WBC Landscape and Trees: No objection subject to conditions

**External**

None consulted

**REPRESENTATIONS**

|                     |                                                |
|---------------------|------------------------------------------------|
| Parish/Town Council | Wokingham Without Parish Council: No objection |
| Ward Member(s)      | No comments received                           |
| Neighbours          | No comments received                           |

**APPRAISAL**

**Site Description:** The application site is located in the corner of Easthampstead Road and the private lane that gives access onto Ludgrove School. The property is a two-storey detached dwelling sitting in a generous plot, and with main access via the aforementioned lane.

**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 proposal seeks the erection of a four-bay single-storey garage/car port positioned to the west of the dwelling, located at the end of the existing driveway. The structure is aligned on a north-south axis, as illustrated on the submitted Proposed Block Plan.

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

The carport would be 12.40m in length, 6.20m in depth and 4.38m in height, with a single-storey form and a pitched roof set at 33°. The structure is single-storey, open-fronted and subservient to the main house in height and scale. Its siting at the far western side of the large plot and significant set back from the road by over 23m ensures it does not visually dominate the dwelling or street scene and is largely

screened by existing boundary vegetation and main dwelling. Therefore, it would not harm the street scene.

The proposed materials include reclaimed clay tile roof and latch feather-edged boarding, materials that complement the semi-rural context and existing built form on site, thus no harm.

The proposed block paving connecting the existing driveway to the new car port will match the existing and is a minor addition which would not harm the character of the area.

Overall, the proposed four-bay single-storey car port represents a modest and appropriately designed form of ancillary domestic development within a large and well-screened residential plot. The structure is sensitively positioned at the end of the existing driveway with the design, scale and materials complement the character of the site and wider area. Therefore, it's considered the carport would not have a negative impact upon the character of the area.

**Neighbouring Amenity:** The proposed car port is positioned at the far end of the existing driveway, set away from the main dwelling and neighbouring residential properties. The structure is surrounded by extensive garden area and mature boundary vegetation, ensuring substantial separation distance and screening. Therefore, given the setting and nature of the application site, the carport would not have any negative impacts upon neighbouring amenities.

**Amenity Space:** Whilst some garden space would be lost, the site still would have sufficient garden space, thus no harm.

**Highway Access and Parking Provision:** The proposal maintains the existing vehicular access off Easthampstead Road and along Ludgrove private road, with no alterations to visibility, geometry or turning arrangements. As shown on the Proposed Block Plan, the car port is accessed directly from the established driveway and does not require new points of ingress or egress.

MDD Policy CC07 requires parking provision to be safe, accessible and appropriately designed. The proposal enhances on-site parking capacity by providing four covered spaces, reducing reliance on on-street parking and improving the efficiency of vehicle storage within the large curtilage.

**Flooding and Drainage:** The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. The officer has requested a condition relating to drainage details. The comments from drainage have been taken into consideration, however due to the scale of the scheme such provision is not required.

**Landscape and Trees:** From looking at the AMS from Rowdens Treescapes RTC/AF/1&2ELL/BS5837/V1, the trees and landscape officer understands that the protection of roots within the driveway will entail using a No Dig solution of Treetex geotextile membrane over 60mm layer of clean angular stone, with 100mm cellweb filled with clean angular stone of 20mm. Overfill stone by 25mm and lay block paving.

The levels will need to tie into the floor of the carport and making good to the sides without placing any more than 100mm of soil over the RPA. The carport will be constructed at ground levels using piling – the officer would need to see a plan view of the pile location, and a section through to show depth of pile, ground level, carport construction which can be secured by condition.

The surfacing and piling will need to be overseen by the Arboriculturalist, but in the first instance the council need to see the foundation drawings which must tie into the driveway. The council require a condition with a revised and updated AMS which includes the No Dig method and type of paving over, as well as the foundation design which needs to be included in the AMS.

**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

|                                    |                  |
|------------------------------------|------------------|
| <b>Conditions agreed:</b>          | Yes              |
| <b>Recommendation:</b>             | Approve          |
| <b>Date:</b>                       | 16 February 2026 |
| <b>Earliest date for decision:</b> | 7 January 2026   |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>16 February 2026</b>                                                             |

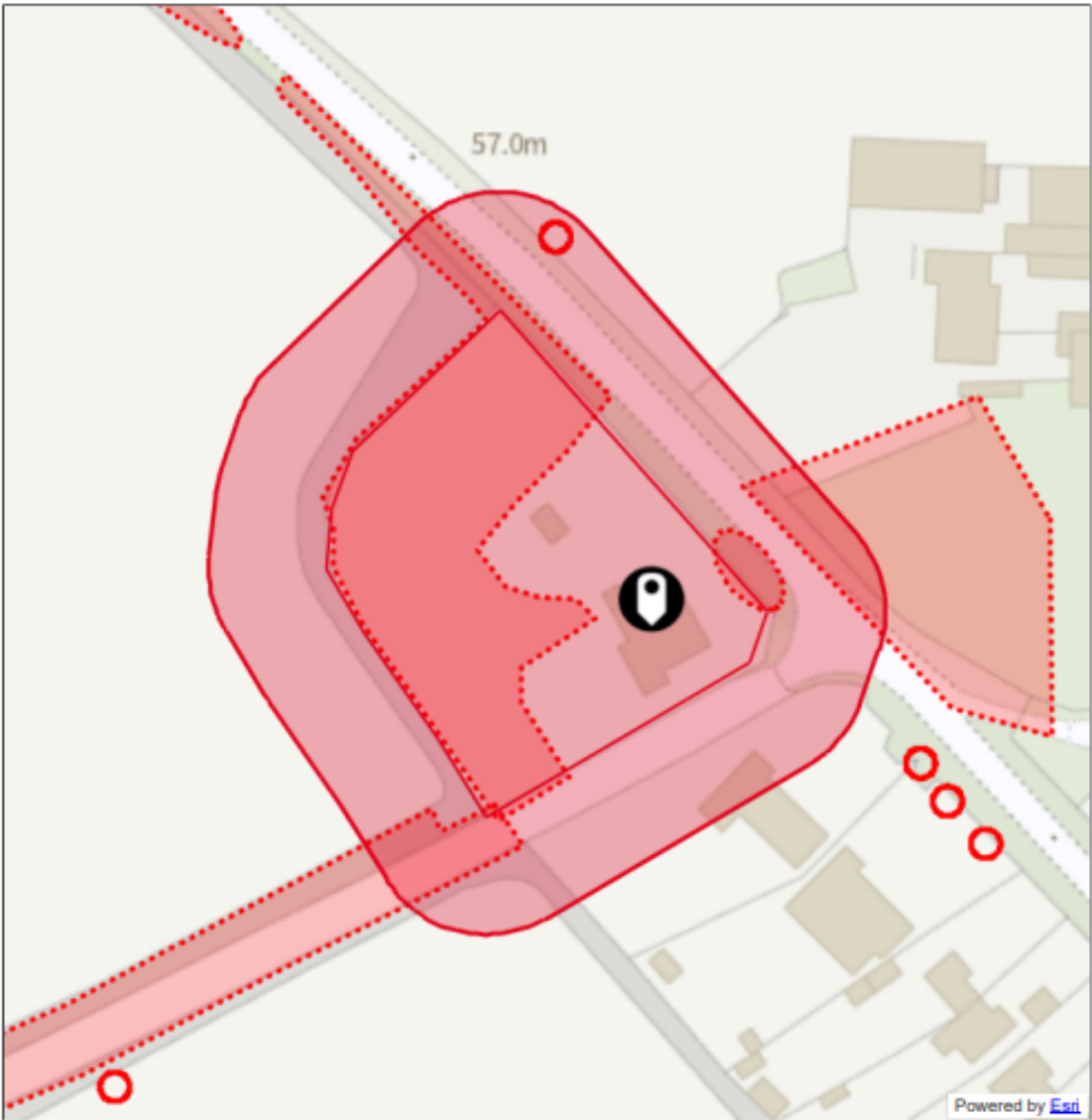
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 9,554.18 m²

Date: Fri Dec 12 2025 16:12:33 GMT+0000 (Greenwich Mean Time)



Trees & Landscape

Tree Preservation Orders  
Served or Confirmed

- ☐ Single
- ☐ Group
- ☐ Area
- ☐ Woodland

Proximity to Key Features | Total count: 1

| # | NAME                                                  |
|---|-------------------------------------------------------|
| 1 | Within South Wokingham Strategic Development Location |

Scale and Location of Development Proposals | Total count: 1

| # | FEATURE_TYPE                | NAME      |
|---|-----------------------------|-----------|
| 1 | Major Development Locations | Wokingham |

Strategic Development Locations | Total count: 1

| # | FEATURE_TYPE | FEATURE_NAME |
|---|--------------|--------------|
|---|--------------|--------------|

| # | FEATURE_TYPE         | FEATURE_NAME |
|---|----------------------|--------------|
| 1 | Historic Flood Point | Wood's Farm  |

#### Risk of Flooding from Surface Water | Total count: 1

| # | FEATURE_TYPE                                 | FEATURE_NAME               |
|---|----------------------------------------------|----------------------------|
| 1 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |

#### Bat Roost Habitat Suitability | Total count: 4

| # | FEATURE_TYPE                                                                                | FEATURE_NAME | CONSULT                                    |
|---|---------------------------------------------------------------------------------------------|--------------|--------------------------------------------|
| 1 | Bat survey required for planning applications that involve roof modification or demolition. | [R915        | Ecology Officer, Green Infrastructure Team |
| 2 | Bat survey required for planning applications that involve roof modification or demolition. | [R916        | Ecology Officer, Green Infrastructure Team |

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