

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251051
Site Address:	12 Gloucester Avenue, Shinfield, Wokingham, RG2 9GA
Expiry Date:	26 June 2025
Site Visit Date:	23 May 2025
Proposal: Householder application for the proposed erection of a single storey outbuilding to rear (retrospective).	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals	DM1 - Sustainable Development DM3 - Protection of Habitats and Species

and Waste Plan (JMWP)	DM10 - Flood Risk DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
050336 (RM/2005/3851)	The erection of 78 dwellings with access via The Manor onto Church Lane. (Phase 1 of Reserved Matters on Outline Consent O/2003/8535).	Approved 27/04/2005

CONSULTATION RESPONSES

Internal

None.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey, semi-detached property located on the northern side of Gloucester Avenue. The property is part of a residential development constructed in the late 2000s. The development comprises a range of property types including detached, semi-detached, terraced, maisonettes and three-storey town houses. Dwellings are similar in appearance through repeated design features and a material palette which includes brick, brick detailing, stone lintels/sills and render.

The host property is set back from the road behind a gravelled area and driveway providing off-street parking.

There are level changes across the residential development which has resulted in the host site being set lower than the properties to the rear of the site.

Proposal:

This application seeks retrospective approval for the erection of an outbuilding in the rear garden. The outbuilding has a flat roof form and measures approximately 4.16m

in depth, 6m in width and has a maximum height of 2.68m. The outbuilding is constructed from timber.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The outbuilding is located to the rear of the host dwelling in the northwestern corner of the plot. Due to the host dwelling being located on a gentle curve in the road, the property benefits from a wider than average sized rear garden.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The outbuilding would be of a proportionate size in relation to the size of the garden. Dwellings within the development have been constructed to a medium density with the host dwelling forming part of a row of semi-detached properties and an apartment block. The rear boundary of the site backs onto the back gardens of nos. 73 and 85 Garrett Drive.

As the outbuilding is located to the rear with properties surrounding all sides, there would be limited views afforded from the public realm.

The established character within the development is for detached, semi-detached and terraced dwellings sited within modest sized plots. There are few trees and there is little vegetation cover. As such, the outbuilding would have a visible impact upon the landscape. However, the outbuilding has been positioned in the northwestern corner of the plot with the land directly to the rear set at a higher level. On the higher land to the north of the outbuilding are the sheds of neighbouring properties which protrude above the fence line. Therefore, the addition of the outbuilding is not out of place with the surrounding built form.

The outbuilding would have a flat roof form and would have a maximum height of 2.68m and is not of such an excessive size that would adversely impact the existing open

character of the garden. For these reasons, it is considered that the scheme would not detrimentally impact the character of the area.

By virtue of the size of the outbuilding, it is necessary to condition the use, to ensure that it remains incidental accommodation to the main dwellinghouse.

Neighbouring Amenity:

Overlooking:

There is one window in the front elevation of the outbuilding. The window would face directly towards the rear elevation of the host dwelling and would be more than 8m from the rear fenestration of no. 11 Gloucester Avenue. Therefore, due to the separation distances and single-storey nature of the development, no detrimental loss of privacy impacts would be generated by the scheme.

Loss of Light & Overbearing:

The outbuilding would be sited close to the rear and western shared boundaries. However, due to the modest height of the outbuilding and the development being more than 7m from the closest property, there are no overshadowing or overbearing impacts that would be generated to neighbouring residential amenity.

Highway Access and Parking Provision:

The development does not impact the current parking arrangements which are acceptable.

Amenity Space:

Section 4 of the Borough Design Guide SPD provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. A rear garden depth of approximately 7m in length is retained between the house and the outbuilding. However, the existing approximate 11m garden length is retained to the side of the outbuilding which would provide an appropriate amount of garden space to facilitate the development without detriment to the enjoyment of the current and future occupiers.

Conclusion:

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

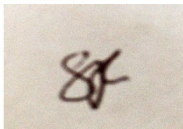
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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, 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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	19 June 2025
Earliest date for decision:	30 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20.6.25