

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260325
Site Address:	12 Milton Road, Earley, Wokingham, RG6 1EL
Expiry Date:	4 April 2026
Site Visit Date:	3 March 2026
Proposal: Part retrospective application for the erection of a rear 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 CP4 – Infrastructure Requirements
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC09 - Development and flood risk
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
121676	Proposed demolition of existing garage and erection of a single storey side and rear extension to dwelling.	Approve 25 September 2012

CONSULTATION RESPONSES

Internal
None

External
None

REPRESENTATIONS	
Parish/Town Council	Earley Town Council raise no objection to the application subject to WBC imposing a condition that ensures the proposed outbuilding is only used incidental to the host dwelling and not used as a separate unit of accommodation.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: This application seeks permission to erect a single storey outbuilding (approx.3.6 (d) x 5.75m(w) x 2.45-m(h)) on a approx. 0.3m pre-existing platform in the rear garden. 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 proposed outbuilding is located to the rear of the dwelling at the bottom of the garden where it would not be visible from the public domain. The outbuilding is set right on the west boundary, while there are neighbouring properties both sides (no14 and 10) both have sheds/outbuildings that align with the proposed positioning at no12. The outbuilding has a maximum height of approx. 2.45m but is situated on a raised platform of approx. 0.3m giving the overall height to be at approx.2.75m. When considering its location on site, along with the size and scale and existing boundary treatments, it is deemed that the outbuilding is acceptable in its proposed location, and it would not negatively impact upon the street scene. Neighbouring Amenity: The proposed outbuilding is single storey in nature, therefore there are no concerns

on neighbouring residential amenity grounds relating to loss of light or overlooking as the building

is in line with neighbouring outbuildings on both sides. Moreover, adjoining to the rear of the site are allotments.

To avoid being overbearing, guidance in the Borough Design Guide (BDG) states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is approx. 0.6m away from the boundary with no 10, with a maximum height of 2.75 metres inclusive of the raised platform and flat roof design. As such it complies with the BDG and no harmful overlooking is anticipated.

Residential Amenity Space:

The proposal poses no harm to the usability of the site's rear amenity space for current and future occupiers, maintaining an approx. 225.8 sq-m rear garden area.

Landscape and Trees:

It is noted the presence of a palm tree on site, close to the front elevation of the proposed development.

As stated on the plans:

"The root system is fibrous and dense rather than woody. Unlike common broadleaf trees (like Oak or Willow), this palm has a unique root system that is highly compatible with nearby structures"

Given that the works are retrospective and any damage to the roots of the tree has already taken place it will not be necessary to impose a planning condition to secure tree protection fencing. Palms are a hardy species and even if affected will continue to grow.

Use of Building:

The parish council have made a request to impose a condition restricting the use of the building to remain in incidental use. This is considered necessary in any event to prevent the creation of a separate unit.

Surface Water Flooding:

The site is identified as being at risk of surface water flooding (1 in 30 year event). However, the development is positioned on an existing raised platform and does not result in any material increase in impermeable area.

On this basis, it is not considered that the development would lead to an increase in surface water runoff. As such, it is not considered reasonable or necessary to impose a condition requiring details of surface water drainage. The development is therefore not anticipated to have an adverse impact on the site's drainage characteristics or flood risk.

Conclusion

Given the limited nature and scale of the development, as well as its minimal impact on the neighbouring amenity, this development is recommended for approval subject to conditions.

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:	20 March 2026
Earliest date for decision:	5 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27.03.2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Earley

Mineral Safeguarding Areas

Soft Sand

Sharp Sand and Gravel

Risk of Flooding from Surface Water

Great Crested Newt Impact Risk Zones

Potentially Contaminated Land Zones

Water Utility Consultation Zones

Grounds Maintenance Boundaries - Allotments and Community Gardens

Landscape Character Assessment 2019

Ward - Maiden Erlegh & Whitegates Ward

Parish – Earley CP