

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	243174
Site Address:	20 Culver Lane, Earley, Wokingham, RG6 1DT
Expiry Date:	13 February 2025
Site Visit Date:	2 January 2025
Proposal: Householder application for proposed erection of an outbuilding.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
243086	Application for non-material amendment to planning consent 232494 to change of the internal layout of the outbuilding including addition of a staircase to serve loft storage space, plus insertion of rooflights and changes to fenestration.	Approved 13/12/24
241035	Application for submission of details to comply with the following condition of planning consent 240123 dated 27/03/2024. Condition 5, Landscaping.	Approved 13/06/2024
240123	Householder application for proposed raised roof with part single part two storey front extension, single storey side/rear extension, front driveway and boundary alterations along	Approved 27/03/2024

	with demolition of chimney.	
232494	Householder application for the proposed alterations to the front garden to create a driveway and new vehicular access, erection of single storey rear outbuilding following the demolition of the existing detached garage plus the erection of new boundary fencing and associated landscaping (part-retrospective).	Approved 08/12/2023

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	Earley TC - No objection subject to condition imposed that ensures that the outbuilding would only be used as incidental to the host dwelling.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

This application seeks planning permission for the erection of an outbuilding to the rear of 20 Culver Lane, Earley.

Amended plans were submitted which included two windows and a door on the side elevation of the outbuilding. These amendments do not affect the impact of the proposal and therefore it is considered that no third parties who were consulted about the application have been prejudiced.

The parish council has requested a condition to ensure the outbuilding should only be used incidental to the host dwelling. However, the outbuilding is modest in scale and is annotated as storage on the submitted plans. There is no indication or evidence that the outbuilding would not be used incidental to the main house, therefore a condition is not necessary in this case.

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:

With the proposed site being a corner plot, despite the outbuilding being to the rear of the site, the development will be visible from the public realm. However, due to its modest scale and single storey design, the impact on the public realm and overall character of the area will be minimal and appear as a subordinate domestic garage in a rear garden.

Neighbouring Amenity:

As previously mentioned the scale of this outbuilding is modest, with the ridge height being approx. 4m and eaves height approx. 2.5 metres. The outbuilding is proposed well away from any neighbouring properties and the proposed fenestration faces into the existing garden. The proposal would have an acceptable impact on neighbours amenity.

Highway Access and Parking Provision:

The outbuilding is not replacing any parking places as it is in the rear garden, hence there is no need to alter any parking arrangements.

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:	Yes/No/Not required
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Recommendation:	Approve
Date:	3 January 2025
Earliest date for decision:	12 January 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.01.2025