

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252385
Site Address:	2 Bigshotte Court, Wokingham, RG45 6WR
Expiry Date:	16 January 2026
Site Visit Date:	13 November 2025
Proposal: Householder application for the proposed erection of a detached single-storey outbuilding with a flat fibreglass roof, incorporating horizontal timber cladding, UPVC framed doors and windows, and to be used for purposes incidental to the enjoyment of the dwelling house.	

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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Drainage: Request further information

WBC Highways: No objection subject to conditions

WBC Trees & Landscape: Object

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council: Object
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	The structure appears close to the boundary with an adjoining property where it will stretch across the width of the entire rear garden resulting in visual intrusion. Harmful to mature trees The building includes kitchen facilities. However, it is sufficiently large to accommodate other facilities such as a bathroom that would allow self-containment. As such it is considered that if permitted, appropriate conditions should be imposed to ensure that it remains ancillary to the main dwelling.
Ward Member(s)	No comments received
Neighbours	Neighbours objections: Impact upon trees, flooding and environmental concerns/impacts Concerns over use Cumulative effects/impacts Negative impact upon character of area, privacy of gardens Previous planning applications Officer response: Impact upon trees and flooding concerns addressed in drainage and trees & landscape section of report. A condition will be part of the decision notice to ensure it remains incidental to the main dwelling and not be used, sold or sub- let as separate dwelling. Given the nature of the application site it would not be visible from the public realm, thus the proposal would not have an adverse impact on the character of the host property or surrounding area. While permitted development rights of Class E (outbuildings) have been removed under permission 230283, the height of the outbuilding would be 2.50m and would comply with the dimensions of permitted development. A 2.5m-high outbuilding is relatively low, especially given the flat roof, with 2.5m in height typical domestic scale. Thus, it would not dominate the garden or surrounding properties, nor appear visually intrusive. Given the outbuilding is single storey and would be

	screened by fencing and vegetation, it is not considered to be overbearing or result in loss of light. All openings facing into the garden, thus no overlooking concerns. Every application has to be assessed on case-by-case basis.
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APPRAISAL

Site Description: Two storey detached dwelling.

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.

Outbuilding Purpose: The outbuilding serves as an additional amenity or feature of the main house, providing supplementary space for a tea room, lounge and storage.

The agent has confirmed *“the outbuilding is intended for domestic use only and will be used solely by the household for leisure, recreation, and storage purposes. It will not be used as a separate dwelling or for any commercial activities”*.

While the outbuilding could be accessed without disturbing the entering the main house or disturbing the occupants of it. The floor plans show that outbuilding will be used for a tea room, lounge and storage. However, the structure does not contain all the facilities required for day-to- day living and thus could not be occupied as a separate dwelling. Thus, the circumstances indicate that the proposal would be incidental to no.2. The proposed usage of the structure would not result in a material change of use or the formation of an independent residential planning unit.

The following condition will be included within the decision notice to secure the outbuildings use: *“The outbuilding hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site and shall not be used, sold or sub- let as separate dwelling”*.

Character of the Area: The flat roofed single storey outbuilding would be 2.5m in height, 3.9m in length and 12.92m in width. Whilst the size and location of the outbuilding is notable. Although permitted development rights under Class E have been removed, the proposed outbuilding at only 2.5 metres in height would be modest in scale and sensitively designed. Given its limited bulk and domestic

appearance, it would not adversely affect the character of the dwelling or the wider area. Moreover, given its single storey, the nature of the application site and with the outbuilding being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: All openings would face into the garden, thus no overlooking concerns.

Loss of Light/ Overbearing: Whilst the outbuilding would be close to the no.10 rear boundary and no.18 side boundary, given the outbuilding is single storey and would be screened by fencing and vegetation, it is not considered to be overbearing or result in loss of light.

Amenity Space: The remaining garden space would be over 11m, thus complying with the Borough Design Guide.

Landscape and Trees: The whole of the site is protected by a woodland TPO 1369/2010 with the mature Oak to the east of the site boundary also protected by TPO 0368/1988.

It is important that background to this application is understood. The planning application for the approval of 6 dwellings on this site (230283) was accompanied by a S106 agreement. This included a woodland management plan for two areas of the site which were not contained in the curtilage of the dwellings and included a parcel of land to the south of plot 2 which is shown below and is fenced off from the garden. The management of these areas will be undertaken by the management company set up and funded by the owners of the new properties.

The approved landscape plan and tree protection plan provided though the original application for the 6 dwellings, indicate there were existing trees to be retained in the rear garden of plot 2 with the provision of new tree and hedge planting to replace trees that were removed as part of application for 6 dwellings. Extracts from these plans are also shown below.



Extract from the Woodland Management Plan.



Extract from Tree Protection Plan



Extract from Landscape plan showing new tree planting and hedge planting in the rear garden of Plot 2

Policy CC03 of the MDD Local Plan states that development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.

The trees and landscape officer has objected to the proposed development: This application is not accompanied by any arboricultural information in accordance with Local Plan CC03 which requires this information so that the effects of the proposals on the existing trees can be understood. However, even without this information it is considered that the proposed garden room and associated foundations, will have a detrimental effect on the protected large mature off-site Oak to the east of the site as well as other smaller trees within the site. The proposals will also require the removal of newly planted hedgerow and trees planted as part of the landscape scheme. The site plan provided with this application also appears to include the wooded area south of the site and which should be fenced off and not be treated as part of this application.

To summarise, the officer objects to this application as the proposed garden room will not only have a detrimental impact on the existing TPO trees within and adjacent to the site but also will require the removal trees and hedgerow plants that have been planted as part of the approved landscape plan. This is contrary to Local Plan policy CC03 & TB21.

Highway Access and Parking Provision:

General

Proposed works consist of an erection of a single-story outbuilding consisting of 2 habitable rooms.

Access

The proposed works will not affect the existing access to the dwelling.

Car Parking

The proposed works will not affect the existing car parking provision.

Cycle Parking

The proposed works will not affect the existing cycle parking provision.

Drainage: The rear of the existing property experiences fluvial, and the development is proposed within flood zone 3.

The front of the site is within flood zone 1 and development needs to follow the sequential test.

Proposed block/site plan drawing WH/2BC/P/04 dated 25/09/2025 indicates that the outbuilding will be within flood zone 3.

From the proposed floor plans and elevations drawing WH/2BC/P/01 dated 25/09/2025 indicates that the development can be classified as less vulnerable.

Table 2 of PPG indicates that less vulnerable development can be allowed within flood zone 3a but not within flood zone 3b.

The development needs to demonstrate (via FRA) that the outbuilding is not within flood zone 3b and show that the development will address all forms of flooding and will not increase flood risk on or off site.

On the other hand, the development can be located within flood zone 1 and a drainage strategy report provided, demonstrated how surface water from the development will be managed.

However, given the reasons explained in the trees & landscape section of report, such information was not submitted due to costs.

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:	Not required
Recommendation:	Refuse
Date:	15 January 2026
Earliest date for decision:	31 October 2025

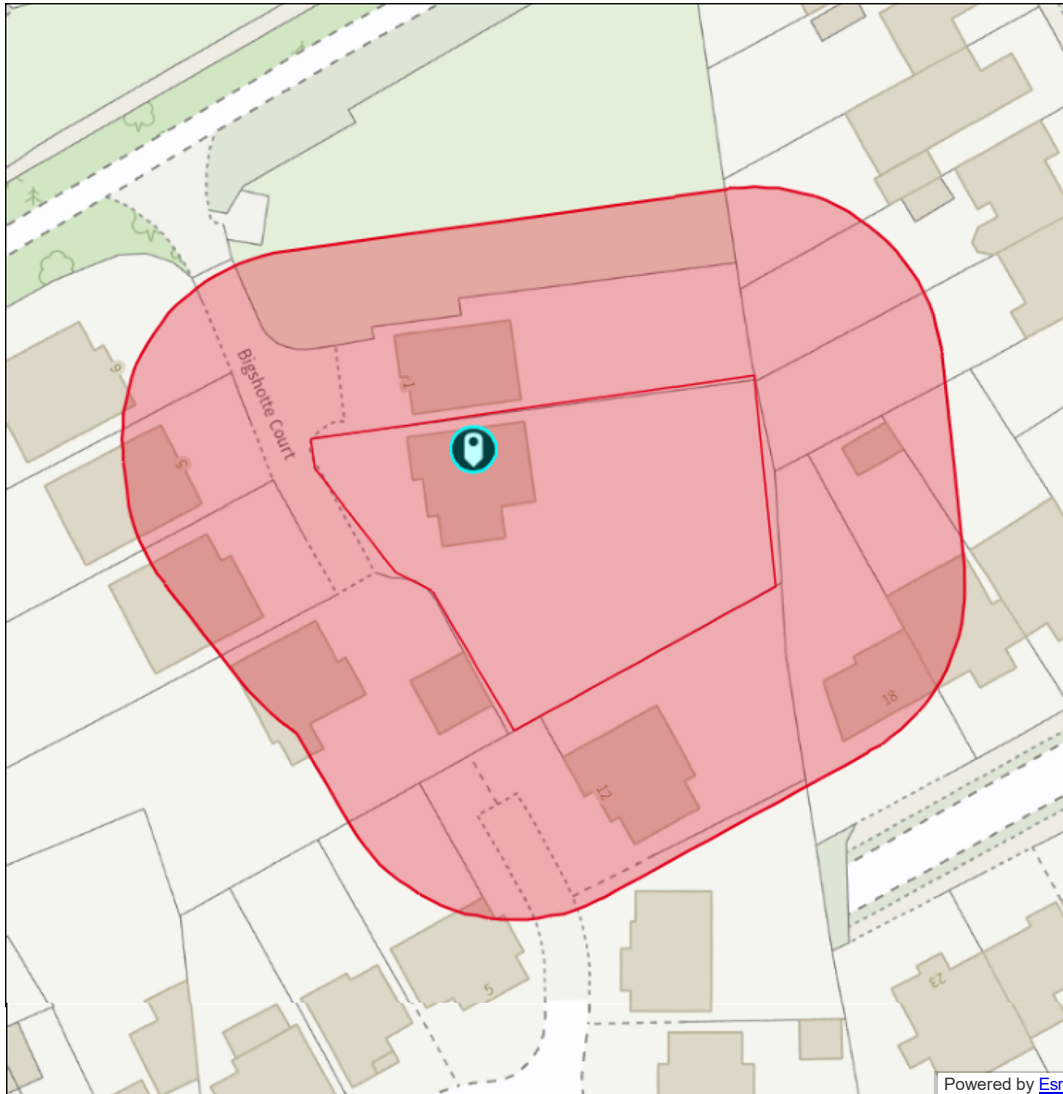
Recommendation agreed by:	
(Authorised Officer)	
Date:	15 January 2026

PLANNING CONSTRAINTS/STATUS

Area of Interest (AOI) Information

Area: 5,169.32 m²

Date: Thu Oct 09 2025 16:21:20 GMT+0100 (British Summer Time)



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2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Pinewood (Crowthorne)

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
2	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 1	Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Submitted Sites Live | Total count: 1

#	SITE_REF	LUPP	ADDRESS
1	5WW022	Housing (C3 Planning Use Class).	Land south of Oaklands Lane, Crowthorne

Flood Zones | Total count: 4

#	flood_zone
1	Flood Zone 2
2	Flood Zone 2
3	Flood Zone 2
4	Flood Zone 3

Risk of Flooding from Surface Water | Total count: 6

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
4	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
5	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
6	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 3

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0111244322231&es=11401&location=483746,165211%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0111242322231&es=11401&location=483653,164762%20(IRZ%20polygon%20centre)
3	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0111244211121&es=11401&location=483590,165177%20(IRZ%20polygon%20centre)

Reptile Consultation Zones | Total count: 1

#	FEATURE_TYPE	CONSULT	ZONE_STATUS
1	Reptile Consultation Zone	Ecology Officer - Green Infrastructure Team	Presence confirmed

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
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1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings
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Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Finchampstead Forested and Settled Sands

Tree Preservation Orders Served or Confirmed | Total count: 2

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0368-1988	Single	Confirmed
2	TPO-1369-2010	Woodland	Confirmed

Wards | Total count: 1

#	Name	Closest Approximate Distance
1	Wokingham Without Ward	0 m

Parishes | Total count: 1

#	Name	Closest Approximate Distance
1	Wokingham Without CP	0 m