

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252512
Site Address:	11 Priest Avenue, Wokingham, Wokingham, RG40 2LT
Expiry Date:	14 January 2026
Site Visit Date:	13/01/2026
Proposal: Householder application for the proposed erection of an antenna and support pole on the side of the dwelling (retrospective).	

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
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
35176	Single storey rear extension.	Approved January 1990
990774	Proposed First Floor Rear Extension to Dwelling	Approved April 1999

CONSULTATION RESPONSES

Internal

WBC Environmental Health
WBC Enforcement
WBC Digital Solutions Scanning

External

None Consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	2 representations as follows; - Objection on the following grounds: The installation of the antenna does not comply with existing planning regulations with regards to its' height - it has a negative visual impact as it is very large and unsightly. - Objection on the following grounds: The structure is excessively tall and wholly out of proportion for a residential setting, creating an overbearing and dominant presence that is entirely inappropriate for the character of the area. Its industrial appearance is visually intrusive and unsightly, causing significant harm to visual amenity.

APPRAISAL

Site Description: The application site relates to a detached dwelling, in the suburbs of Wokingham Town Centre, down a residential road. The surrounding area is characterised by detached properties that are similar in design and appearance.

Planning History: This application site has had previous applications submitted. Application 35176 relates to the proposed single storey rear extension, which was approved in January 1990. A second application 990774 relates to a first-floor rear extension and was approved in 1999.

Proposal: This application poses the erection of an antenna and support pole on the side of the dwelling (retrospective). The antenna and the support pole are situated on the left-hand side, to the front of the 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.

Character of the Area: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users.

11 Priest Avenue is a residential road situated off the A329 London Road, that links Wokingham to Bracknell. Priest Avenue consists of residential dwellings, that follow similar character and design.

Under the Town and Country Planning (General Permitted Development) Order 1995 (as amended), you do not need planning permission to install an antenna up to a specific size on your property. The rules that apply depend on your house type and area.

For buildings up to 15 m high, planning permission is not required (unless the property is in a designated area) provided that:

-No more than two antennas are installed

-A single antenna is no larger than 100 cm in any dimension

-If two antennas are installed, one is no larger than 100 cm and the other no larger than 60 cm

-Each antenna has a maximum cubic capacity of 35 litres

-An antenna on a chimney is no more than 60 cm and does not extend above it

-A roof-mounted antenna may only extend above the roof if there is a chimney, and then by no more than 60 cm above the highest part of the roof or chimney (whichever is lower)

The antenna is positioned to the left-hand side, to the front of the dwelling facing the adjacent properties. The antenna is over 100cm and therefore requires planning permission.

Observations of the street scene along Priest Avenue indicate that TV aerials on each dwelling are positioned at a high level above the roof, making them visible from the public realm. The proposal would be set back from the frontage and on the side of the house and has a slim profile. The proposed antenna would be higher than the neighbouring aerials, but it is not the extent where it would be significantly harmful to the character and appearance of the area.

From the street scene, the antenna can be noticed from the adjacent properties. The antenna is approximately 2m above roof level, however this does not significantly impact the street scene, as many TV aerials are positioned on a high level.

The antenna is also of temporary nature and could be removed from the property when it is no longer required – in this context it is not a permanent bricks and mortar alteration to the dwelling. A condition is recommended that the antenna is removed once it is no longer required.

Neighbouring Amenity:

The proposed antenna has raised concerns regarding its impact on neighbouring amenity, with some residents expressing the view that it is visually intrusive and not in keeping with the character of the area. However, the antenna is of a slimline design and, given the nature of the application, is not considered to result in any overbearingness or adverse impact on neighbouring properties.

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:	Approve
Date:	8 January 2026
Earliest date for decision:	12 December 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.01.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant