

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	262055
Site Address:	31 Rose Street, Wokingham, Wokingham, RG40 1XS
Expiry Date:	23 October 2026
Site Visit Date:	1 September 2026
Proposal: Householder application for the erection of an outbuilding to rear (retrospective).	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction TB24 – Designated Heritage Assets TB25 – Archaeology
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements ER8 – Wokingham town centre DH1 – Place making and quality design DH2 – Safeguarding amenity DH5 – The historic environment DH6 – Archaeology
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
42598	Change of use from B1 (office use) to C3 (two dwellings).	Approved July 1994
42988	Internal alterations.	Approved July 1994

991775	Proposed Change of Use from B1 (Office) Use to C3 (Two Dwellings) (Renewal of Consent 42598).	Approved August 1999
040885	Proposed alteration to listed building to convert two flats into one dwelling.	Approved April 2004
042174	Proposed erection of a Heritage Plaque on the front wall of a listed building.	Approved December 2004
052782	Proposed erection of a 1.5m high fence and gates to rear of dwelling. Retrospective.	Approved June 2005
232345	Householder application for the proposed erection of two storey rear extension, plus changes to fenestration, to include 1no rooflight.	Approved February 2004
232346	Application for Listed Building Consent for the proposed erection of two storey rear extension, plus changes to fenestration, to include 1no rooflight.	Approved February 2004
261026	Application to vary condition 3, 6 of Listed Building Consent 232346 for the proposed erection of two storey rear extension, plus changes to fenestration, to include 1no rooflight. Condition 3 refers to External Materials and the variation is to amend to Lime Render. Condition 6 refers to Matching Finishes and the variation is to amend to Lime Render.	Approved June 2026
262056	Application for Listed Building consent for the erection of an outbuilding to rear (retrospective).	Withdrawn September 2026

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application on behalf of the Wokingham (Civic) Society and their comments are summarised below: • Having viewed the application there are no objections • The Grade II Property is of local historic interest • There are queries on the property boundary <i>Officer comments: The comments from the Wokingham (Civic) Society are noted. Additionally, the red line on the</i>

	<i>location plan is aligned with the land registry and as such there are no queries or concerns with regards to the boundary.</i>
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APPRAISAL

Description of Development:

This application seeks permission for the erection of an outbuilding/shed located to the rear/side of the property.

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 a small, timber-clad, shallow pitched roofed building measuring approximately 1.25 metres in depth and 2.5 metres in width, with a maximum height of 2.4 metres. It is a free-standing structure that is located at the far end of the gated driveway running down the side of the property from Rose Street.

The outbuilding is not physically attached to the listed building itself, and it has not required any alteration to the listed building. Whilst the outbuilding is visible from the street scene, its set back position ensures that it would not adversely affect the setting of the two listed buildings or lead to any negative impact upon the character and appearance of the conservation area within which the property lies.

As such, the Council's Built Heritage Officer has confirmed that they have no objection to the outbuilding in this location.

Neighbouring Amenity:

Whilst the proposed outbuilding is located right on the boundary with the neighbouring property no.33, by virtue of its limited size and height, it is deemed that it poses no adverse impacts upon neighbouring amenities particularly in relation to loss of light, overbearing and overlooking.

Residential Amenity Space:

The proposed outbuilding would have no adverse impact upon the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

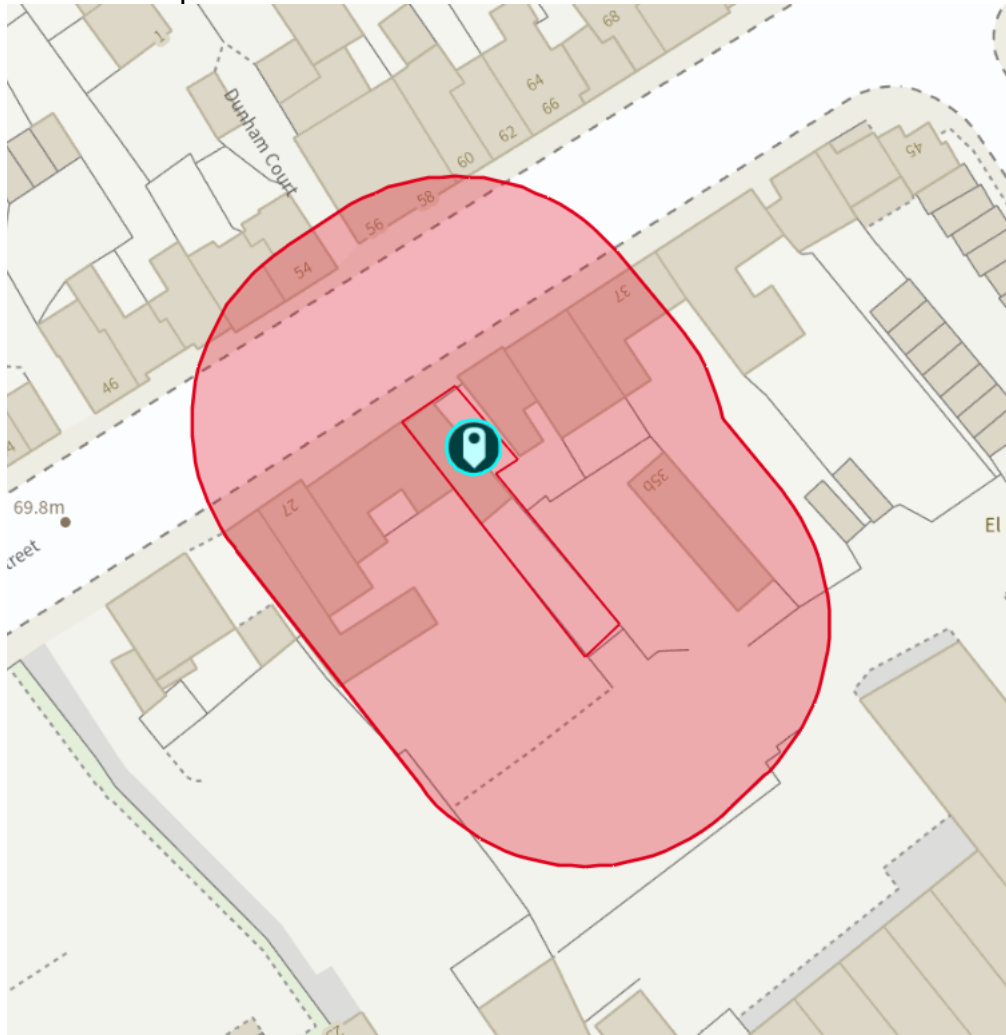
RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	30 September 2026
Earliest date for decision:	24 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	30/09/26

PLANNING CONSTRAINTS/STATUS

Near Me Report 262055-56



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Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Retail Centres | Total count: 1

#	FEATURE_TYPE	NAME
1	Town Centre	Wokingham

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

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

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

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: 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

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 3

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=11404&location=475545,169394%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430000&notes=11401&location=482282,169027%20(IRZ%20polygon%20centre)
3	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=11401&location=481271,168546%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Archaeological Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Archaeological Site	60

Conservation Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Conservation Area	Wokingham Town Centre

Listed Buildings | Total count: 2

#	FEATURE_NAME	CONSULT	LIST_ENTRY
1	31 AND 31A, ROSE STREET	Conservation Architect and Building Control	1118001
2	27 AND 29, ROSE STREET	Conservation Architect and Building Control	1118000

Listed Buildings Consultation Zone | Total count: 4

#	LIST_ENTRY	FEATURE_NAME	CONSULT
1	1319178	33, ROSE STREET	Conservation Architect and Building Control
2	1118001	31 AND 31A, ROSE STREET	Conservation Architect and Building Control
3	1118000	27 AND 29, ROSE STREET	Conservation Architect and Building Control
4	1118002	35 AND 35A, ROSE STREET	Conservation Architect and Building Control

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Norreys Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
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1	Wokingham CP	0 m
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