

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                    |                                                     |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>Application Number:</b>                                                                                         | 252774                                              |
| <b>Site Address:</b>                                                                                               | 44 Shepherds House Lane, Earley, Wokingham, RG6 1AD |
| <b>Expiry Date:</b>                                                                                                | 7 January 2026                                      |
| <b>Site Visit Date:</b>                                                                                            | 3 December 2025                                     |
| <b>Proposal:</b><br>Householder application for the proposed erection of an ancillary outbuilding (retrospective). |                                                     |

| <b>PLANNING POLICY</b>                           |                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                           |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals                                                                                                                                            |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC06 – Noise<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB21 – Landscape Character |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | C5 – Parking and electric vehicle charging                                                                                                                                                                                                                                                      |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Sustainable Design and Construction Supplementary Planning Document                                                                                                                                          |

| <b>PLANNING HISTORY</b> |                                                                                  |                        |
|-------------------------|----------------------------------------------------------------------------------|------------------------|
| Application No.         | Description                                                                      | Decision & Date        |
| 052272                  | Proposed two storey side extension and single storey rear extension to dwelling. | Approved<br>09/02/2006 |

|        |                                                                                                                                           |                     |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 050602 | Proposed single storey front, side & rear extensions to dwelling. Amendment to consent F/2004/2058.                                       | Approved 24/08/2005 |
| 041535 | Proposed single storey side rear and front extension to dwelling.                                                                         | Approved 13/08/2004 |
| 39873  | Single storey rear extension to form kitchen, internal alterations to provide utility room and WC. Erection of detached garage and store. | Approved 24/09/1992 |

## CONSULTATION RESPONSES

### Internal

WBC Drainage – No objection, subject to condition.  
WBC CIL – No comments received.

### External

None.

## REPRESENTATIONS

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council | No objection, subject to recommended conditions: <ul style="list-style-type: none"> <li>- The outbuilding shall be used as incidental accommodation.</li> <li>- The side facing windows shall be obscurely glazed.</li> </ul>                                                                                                                                                                                                 |
| Ward Member(s)      | Councillor Stephen Newton letter of comment: <ul style="list-style-type: none"> <li>- The finish of the outbuilding should be more in-keeping with the garden setting (timber cladding).</li> <li>- CS Policy CP3 requires development to be appropriate for the character of the area.</li> <li>- As the building contains a bathroom and kitchen, conditions should be applied that ensure it remains ancillary.</li> </ul> |
| Neighbours          | The ACER Whitegates Residents Association object to the proposal. Concerns include: <ul style="list-style-type: none"> <li>- The white render finish is out of character with the area and contrary to CS Policy CP3.</li> <li>- Recommend a 'no sleeping accommodation' condition if the application is approved.</li> </ul>                                                                                                 |

## APPRAISAL

### Site Description:

The application site consists of a two and a half storey, semi-detached dwelling located on the eastern side of Shepherds House Lane, Earley. The road provides access to Trout Close which is a no-through road.

Properties along the road comprise of semi-detached properties that are of a similar age and style, a newer detached property and a row of newer terraced properties are located along the northern end of the road.

The application site is set back from the road behind a paved driveway providing off-street parking supplemented with ornamental shrubs. There are two adjoining side neighbouring properties to the north and south, and public open space to the rear. Directly opposite the site is Aldi Supermarket which forms part of Suttons Business Park.

**Proposal:**

This application seeks part retrospective approval for the erection of a detached ancillary outbuilding located along the rear boundary of the site.

**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.

**Character of the Area:**

Shepherds House Lane comprises of semi-detached properties which would originally have been uniform in configuration and appearance. Over time, many of the dwellings have benefitted from alterations and extensions in a variety of designs. This has resulted in properties that are characterised by a mix of building forms, layouts and styles.

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.

The outbuilding would be located along the rear site boundary, and its proposed use is to serve a toilet, kitchenette, gym and home office. The outbuilding would measure approximately 6.17m in width, 6m in depth and 2.7m in height. The outbuilding would have a flat roof form and would not be of such an excessive size that would adversely impact the existing open character of the garden. A garden depth of approximately 22m would be retained. RH16 of the BDG states that the council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided it is usable. The retained garden would well exceed this guidance and would consist of a rectangular, level garden which would provide usable space for the enjoyment of the occupiers of the host dwelling.

By virtue of the single-storey nature and flat roof form of the outbuilding, it would have a limited visible impact upon the surrounding landscape. The ACER Whitegates Resident Association raised concern regarding the outbuilding being "out of keeping in a highly visible garden location".

Whilst it is acknowledged there would be some view of the outbuilding from the public open space to the rear of the site, the outbuilding would be sufficiently in-keeping with

the already constructed outbuildings located at the rear of plots along the road, and which also back onto the open green space. Examples include the existing outbuildings at nos. 18, 34 and adjoining neighbour; no. 42. Therefore, the introduction of the proposed outbuilding would not be out of character with the established pattern of built form within the local area and would not cause any detrimental impact to the character of the host dwelling or public realm.

Councillor Newton and ACER Whitegates Resident Association raised concern regarding the proposed light render finish on the façade of the outbuilding. Whilst this is noted, the existing outbuilding in the rear garden of the adjoining neighbour; no. 42 already boasts a detached outbuilding finished in light render, and another example at no. 34. In addition, the existing detached structure at in the rear garden of no. 48A is constructed from light grey, faux timber plastic. Therefore, the proposed material palette would be sufficiently in-keeping with the other outbuildings within the vicinity, as well as being sympathetic to the existing light render on the front façade of the host dwelling, as well as on all other property frontages along the southern end of the road. Therefore, the proposed materials are considered acceptable within the context of the surrounding area.



Figure 1: Google Street View. Neighbouring outbuilding and location of proposed outbuilding (approximate location of proposed outbuilding shown between two red arrows)

The Local Parish, Ward Member and ACER Residents Association raised concern regarding the proposed use of the outbuilding. By virtue of the size and facilities provided in the outbuilding, it would be necessary and reasonable to condition the use to ensure that it remains ancillary accommodation to the host dwelling, and cannot be sub-let or sold off separately.

### **Neighbouring Amenity:**

#### *Overlooking:*

Earley Town Council recommend that a condition should be attached to any grant of approval for the two side facing windows to be obscurely glazed. Whilst this is noted, it is not standard practice to condition that ground-floor side facing windows are to be obscurely glazed. As the site is surrounded by high level (1.8m) closed board fencing, the side facing windows would only provide views between the outbuilding and side

boundary treatments. As such, due to their low level, the proposed ground floor side facing windows are considered to have limited potential to result in harmful overlooking.

Page 47 of the BDG provides recommended separation distances in order to maintain privacy. Although there is no specific distance provided for side to front elevations, distances are provided between front-to-front elevations (10m minimum) and back-to-back elevations (22m minimum). The outbuilding is appropriately positioned along the rear boundary of the site and approximately 24m from the rear fenestration of nos. 42 and 46. The distance between the proposed side facing fenestration and the closest neighbouring properties is of such a distance that would not introduce unacceptable loss of privacy impacts, as such, a condition requiring obscure glazing would be unnecessary and disproportionate, given the development complies with the recommendations set out the BDG.

*Loss of Light & Overbearing:*

As there would be no neighbouring properties to the north or rear of the outbuilding and the flank wall of the neighbouring outbuilding to the south would be more than 4m away, there are no detrimental overshadowing or overbearing impacts that would be generated.

In summary, the impact of adjoining neighbours has been considered in detail. Based on this assessment and the site-specific circumstances, it is concluded that the proposal would not cause any significant harm to the amenities of adjoining occupiers in accordance with CS policies CP1 and CP3.

**Highway Access and Parking Provision:**

As the proposed accommodation is for ancillary accommodation to serve a home office and gym, the proposed development is not expected to increase on-site parking demand. The existing parking arrangements are not proposed to be altered, and are considered acceptable.

**Conclusion:**

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local policy and guidance.

**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.

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| RECOMMENDATION              |                  |
|-----------------------------|------------------|
| Conditions agreed:          | Not required     |
| Recommendation:             | Approval         |
| Date:                       | 27 November 2025 |
| Earliest date for decision: | 10 December 2025 |

|                                                   |                  |
|---------------------------------------------------|------------------|
| Recommendation agreed by:<br>(Authorised Officer) | <i>JMM</i>       |
| Date:                                             | 18 December 2025 |

## **PLANNING CONSTRAINTS/STATUS**

**Major Development Location**

**Bat Roost Habitat Suitability**

**Maiden Erlegh and Whitegates Ward**

**Earley Parish**