

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251757
Site Address:	Pinewood House, Nine Mile Ride, Wokingham, RG40 3EA
Expiry Date:	18 September 2025
Site Visit Date:	10 September 2025
Proposal: Householder application for the proposed extension of existing garage with mezzanine level for use as a home office and associated alterations.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

App No.	Description	Decision/Date
208/52	Garage	Approved 2 May 1952
PD/304/58	Garage	Approved 1 August 1952
413/73	Alterations and extensions	Approved 22 March 1973
06442	Storage building	Approved 9 June 1977
08427	Swimming pool	Approved 8 June 1978
11137	Stable block (eastern building)	Approved 5 June 1979
17940	Two storey extensions to dining room and playroom	Approved 26 August 1982
BR20093	Addition of toilet to stable block	Approved 8 February 1983
19053	Barn (western building)	Approved 31 March 1983
19210	Two storey rear extension	Approved 6 May 1983
20011	Four car garage	Approved 25 August 1983
25231	Swimming pool additions	Approved 27 March 1986

26621	Detached bungalow	Refused 27 November 1986
27021	Detached bungalow (Lodge House)	Approved 22 January 1987
F/1999/70065	Coup From residential to nursing home with two Storey extension	Refused 26 August 1999
-	Appeal against F/1999/70065	Upheld on 28 June 2000
VAR/2003/8546	Variation to condition 1 of T/98/67178 to allow retention of two storey building and grasscrete car park	Approved 5 January 2004
F/2009/2682	CoU of stable block to residential accommodation for equestrian staff (C3)	Approved 15 February 2010
CLP/2009/2677	Conversion of garage to study with windows and doors (CLP)	Refused 16 February 2010
EXT/2013/0162	Extend implementation date of F/2009/2682 for a further 3 years	Withdrawn 15 November 2013

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to a condition
WBC Landscape and Trees – No objection subject to a condition
WBC CIL – CIL liable development
WBC Ecology Newts – No objection
WBC Ecology – No comments

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site is located on the northern side of Nine Mile Ride, between Honey Hill to the west and Old Wokingham Road to the east. It sits approximately 340 metres from the roadway and forms part of a wider 10.8 hectare farm which comprises a large detached dwelling house (known as Pinewood House) concentrated on the eastern boundary with a collection of outbuildings and stables surrounding the dwelling, a lodge house at the site entrance, a lake on the western end of the site and a driveway diagonally dissecting the site from south west to north east.

Proposal: The outbuilding subject to this application is currently used as a gym/garage and located approximately 10 metres from the host dwelling. This application seeks

planning permission to enlarge the outbuilding, through a 6-metre-wide side extension and a raising of the ridge of approximately 0.8 metres. Internally, this would facilitate the creation of first floor accommodation, which is proposed as a study.

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 in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- It does not result in inappropriate increases in the scale, form or footprint of the original building.

There would be no inappropriate encroachment into the countryside as a result of the development, with the extension being contained within the coalesce of the existing built form on the site. Furthermore, owing to its proportionate scale, the extension is considered to be an acceptable addition within the context of the site, which is occupied by a large two storey dwelling and other outbuildings. Overall, the additional bulk from the development would not harm the countryside and the proposal is therefore considered to comply with policy CP11 in this respect.

Character of the Area: As stated previously, the enlargement of the existing outbuilding would be facilitated through the partial raising of the roof, and the addition of a third bay to the north elevation, both of which intended to create first floor accommodation. Despite the enlargement, the garage would remain subordinate to the host dwelling in respect of its size and would not appear overly dominant from within the site.

Views of the development from any public vantagepoint would be null due to the setback from the highway and secluded nature of the site. Accordingly, there would be negligible impact on wider character.

From a design perspective, the form of the structure would remain similar to the existing, despite the increase in size. As such, the nature and appearance of built form on the site would not significantly differ as a result of the development.

For the reasons stated above, the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Proposed Use: During earlier discussions between the Local Planning Authority (LPA) and the applicant, concerns were raised that the proposed development might

represent a shift to commercial use, given the stated intention to use the space as an office for the applicant's extended family. As a result, additional information was requested with the current submission regarding the intended use and occupation of the outbuilding.

Whilst only limited additional information has been provided in this regard, it has been confirmed by the applicant that the office would be used as a home office only and not used for any other purpose. The LPA are therefore satisfied that the imposition of an appropriately worded condition would prevent any concerns related to the enlarged outbuilding facilitating an unlawful and inappropriate change of use.

Neighbouring Amenity: There are no neighbouring concerns associated with the proposal. The outbuilding is sited within extensive grounds, significantly distant from any neighbouring properties.

Highway Access and Parking Provision: While the total numbers of habitable rooms cannot be identified from the submission, there will be one additional habitable room on the ground floor. The existing parking provisions will be retained and is sufficient to accommodate more than three driveway parking spaces, which is acceptable.

Landscape and Trees: A Tree Report has been submitted and includes a Tree Survey with root protection areas, and a Tree Protection Plan showing tree protective fencing and ground protection. The TPP also includes selection of mitigation measures for the construction of a foundation for the extended building, including piling, which will provide as much protection to the RPA of the trees and their growing environment.

The Landscape & Trees Officer notes that the Arboricultural Consultant (AC) recommends the amelioration of the soil close to the development and a particular method for doing this. The proposed area of amelioration is shown in a blue diagonal hatch on the Tree Protection Plan at the rear and north side of the building. This is intended to improve soil in the area associated with the application. The LPA suggest that in order to conserve and enhance the setting, the amelioration be extended beneath a wider area around tree groups T1-4, and G12. A replacement tree for the loss of T4 is also recommended.

Regarding the landscape phase/post construction phase, the Landscape & Trees Officer recommends the routing of run off from the building to the area of soil close to the building, as well as the formalisation of parking in designated areas away from the trees in order to protect the existing trees and conserve and enhance the landscape setting as per the recommendations within the M1 LCA and in accordance with Policy TB21 of the Local Plan.

As a related condition has been agreed, no objection is raised by WBC Landscape & Trees.

Ecology: A Preliminary Ecological Appraisal and Roost Assessment has been undertaken due to the site's sensitive ecological location. This concludes that further surveys are not proportionate to the findings in relation to any protected species. The applicant is advised to implement the precautionary working methods as put forward by the Ecologist throughout the survey report. An informative has also been included

to advise what should be undertaken in the event any protected species are encountered during the development.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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
Recommendation:	Approve
Date:	17 September 2025
Earliest date for decision:	14 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	17 September 2025

PLANNING CONSTRAINTS/STATUS

Countryside

Bat Roosts

Great Crested Newts Impact Zone

Woodland