

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260315
Site Address:	Holly House, Doles Lane, Barkham, Wokingham, RG41 4EB
Expiry Date:	6 April 2026
Site Visit Date:	6 January 2026
Proposal: Householder application for erection of outbuilding in rear garden (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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development DH1 – Place making and quality design DH2 – Safeguarding amenity
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
17078	Extension and reconstruction of existing dwelling to include granny annexe.	Approved 16/03/1982
18913	Single storey side extension to provide garage and workshop.	Approved 25/02/1983

CONSULTATION RESPONSES

Internal
None
External
None

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

APPRAISAL
Description of Development: This application seeks retrospective permission for the erection of a single storey outbuilding to be located at the bottom of the garden that will provide garden store and workshop/gymnasium. 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 located to the rear of the dwelling at the bottom of the garden where it would not be visible from the public domain. The outbuilding is set 1.8 metres from the boundary with Bucklands, and it has a maximum height of 2.6 metres. When considering its location, along with the size and scale, it is deemed that the outbuilding is acceptable in its proposed location, and it would not negatively impact upon the host dwelling or wider character of the area. Neighbouring Amenity: The proposed outbuilding has a maximum height of 2.6 metres, and it is set 1.8 metres from the boundary with Bucklands which is dominated by a large hedgerow. As such, the proposed outbuilding poses no harm to neighbouring amenities with regards to overlooking, overbearing or loss of light. Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons 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:	31 March 2026
Earliest date for decision:	4 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	31 March 2026

PLANNING CONSTRAINTS/STATUS

[illegible]