

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260438
Site Address:	Heathlands Cottage, Heathlands Road, Wokingham, RG40 3AY
Expiry Date:	24 April 2026
Site Visit Date:	17/04/2026
Proposal: Householder application for the proposed erection of a double car port (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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough	SS1 – Sustainable development principles SS5 – Development in the countryside SS6 – Development in the Green Belt

Local Plan Update (LPU)	C2 – Mitigation of transport impacts and highway safety and design NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
981506	Proposed erection of detached dwelling with double garage and demolition of existing garages	Refused 28/10/1998
002066	Proposed demolition of existing garages and erection of dwelling with garage	Refused 18/10/2000
010380	Proposed erection of one dwelling with garage. Demolition of existing garages.	Refused 21/03/2001
042402	Proposed erection of security fencing across site access. (Retrospective)	Refused 12/07/2004
140906	Proposed erection of a single storey detached dwelling, addition of pitched roof over retained single detached garage and blocking off of existing access and formation of a new access. Demolition of existing garage block.	Refused 04/11/2014
142071	Proposed erection of a two no bedroom dwelling, to include the construction of a new roof on existing garage, following demolition and removal of existing garage block.	Refused 04/03/2015
230887	Full application for the proposed erection of a detached dwelling with parking following removal of existing garage blocks.	Approved 20/11/2023
240442	Full application for the proposed erection of 1 no. two bedroom detached dwelling with associated bicycle store and access following demolition of the existing garage blocks.	Approved 06/08/2024
243241	Application for submission of details to comply with the following condition of planning consent 240442 dated 06.08.2024. Condition 3 relates to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos.	Withdrawn 25/06/2025

251498	Application to vary conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning consent 240442 for the proposed erection of 1 no. two bedroom detached dwelling with associated bicycle store and access following demolition of the existing garage blocks. Condition 3 refers to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos.	Approved, 13/11/2025
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CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received.
WBC Landscape and Trees – No objections, subject to a condition.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council – No objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description and Proposed Development:

The application site is located on the eastern side of Heathlands Road within the countryside and comprises of a recently constructed detached two-bedroom dwelling.

Retrospective planning permission is sort for the erection of a car port which would be single storey and would provide covered parking for 2no. cars. The building would measure about 5.3m x 5.3m, with a would have a hipped roof design with a low eaves and ridge height of 4.3m.

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 outside of settlement limits and in designated countryside. Policy

CP11 of the Core Strategy is applicable and refers to protecting the separate identity of settlements and maintaining the quality of the environment. CP11 states that proposals outside of settlement limits will not normally be permitted except where certain criteria are met:

2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and

The proposed outbuilding would be located to the south-west of the existing dwelling, at a separation distance of approximately 5.8 metres. Owing to its modest scale and footprint, it would remain subservient to the host dwelling and read as a secondary structure within the overall site context. It would not represent a disproportionate encroachment into the plot or an undue spread of built form beyond the established residential curtilage.

Accordingly, the proposal is considered to comply with the requirements of Policy CP11 and is acceptable in principle, subject to the consideration of other material planning matters set out below.

Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. R1 and RD1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Section 4 of the Council's Borough Design Guide SPD advises that garages should not be located within front gardens and should instead be positioned to the side or rear of a dwelling. It also states that garages should not project forward of the established building line. Whilst the proposed structure is a car port rather than a fully enclosed garage, its form and function are comparable, and therefore this guidance is considered applicable in this instance.

Whilst the building would project slightly forward of the principal front elevation of the main dwelling, a separation distance of over 3.5 metres would be maintained between its flank elevation and the front boundary. The proposed car port benefits from vegetative screening which encloses all three sides and any views of it would be read in the context of the host dwelling with a treed backdrop. The structure is of a modest scale and would remain clearly subservient to the main dwelling. Furthermore, by virtue of its open-sided car port design, it would appear lightweight and visually permeable to some degree, thereby reducing its overall massing and presence within the street scene. As such, it would not appear unduly prominent or harmful to the character and appearance of the area.

In terms of materials, the proposed structure would comprise timber framing, brick plinth detailing, and roof tiles to match the existing dwelling. These materials are considered sympathetic to the existing dwelling and wider rural landscape. Overall, the proposals would not adversely impact the character of the area.

Neighbouring amenity:

Due to the nature of the proposals, there are no loss of light, overlooking or overbearing concerns.

Highway Access and Parking Provision:

The proposed car port is suitably positioned so as not to interfere with the turning area or the provision and use of existing and proposed off-street parking spaces.

Landscape and Trees:

The site lies within two Tree Preservation Order areas and is set within a strongly wooded context formed by protected trees which contribute to the character of Heathland Road and the wider Greenway Route network. The Council's Landscape and Tree Officer has reviewed the application and raises no objection in principle to the development. It is noted that the car port has already been constructed in close proximity to these trees and partly within identified root protection areas.

The Trees and Landscape Officer highlights that the submitted arboricultural report (By Mark Welby, ref: MW.2301.HRW.CP.AIA, February 2026) contains some inconsistencies regarding the treatment of trees, with section 4.2 stating that no trees are to be removed, whilst elements of the accompanying tree protection plan and supporting drawings initially appear to suggest potential removal or pruning of certain trees. However, on review of the tree protection plan legend, there is no clear indication that any trees are proposed for removal, and the only works referenced relate to limited pruning (approximately 2 metres) to facilitate clearance for the car port. On this basis, it is accepted that no tree removals are proposed as part of the development.

The Trees and Landscape Officer also notes the absence of clear evidence of any additional formal tree works applications or consents on record in relation to protected trees. However, the Case Officer confirms that consent was previously granted for the removal of 1 no. Douglas Fir under application ref. 231056, and that subsequent mitigation planting was secured through condition 5 of permission 240442, which was later discharged under section 73 application ref. 251498, with the approved landscaping plan including replacement planting (1 no. Sequoia sempervirens tree).

In light of this planning history, and given that the current proposal does not involve any additional tree loss, it is not considered reasonable or necessary to impose a further replacement tree condition in this instance. A condition is, however, recommended to ensure the continued protection and retention of the remaining protected trees within the site.

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:	Approval
Date:	14 April 2026
Earliest date for decision:	22 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.04.2026