

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252939
Site Address:	50 Trinder Road, Wokingham, RG41 1BH
Expiry Date:	4 February 2026
Site Visit Date:	26 January 2026
Proposal: Householder application for the retention of an existing single- storey rear lean-to structure (Retrospective).	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham

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 CP9 – Scale and Location of Development Proposals CP 20 – Strategic Development Location
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE5 – Landscape and design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
143213	Outline application (access to be considered) for a phased development of approximately 760 dwellings.	Approve 2 nd April 2015
191949	Application for approval of reserved matters pursuant to outline planning permission ref. O/2014/2242 for a revised layout and design of	Approve 1 st December

	part of Phase 4.	2020
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Planning Enforcement History

RFS/2025/09086 5	Without planning permission, erection of a large wooden lean to in rear garden.	Closed 17 th December 2025
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CONSULTATION RESPONSES

Internal	
WBC CIL	
External	
N/A	

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	<p>1. The proposed structure would reduce natural light to the neighbour’s kitchen. It appears too tall and is overbearing. Its design and materials are unattractive and do not fit the character of the existing building. <i>Officer Comment: The impact on neighbour amenity is discussed in the main body of the report.</i></p> <p>2. The structure appears oversized and the materials do not blend with the existing building. Concern that it may be excessively lit without consideration for neighbours. If the structure is allowed to remain, planting a screen of bushes or trees would hide its unattractive appearance from the roadside. <i>Officer Comment: The impact on neighbour amenity and character of the area is discussed in the main body of the report.</i></p>

APPRAISAL

<p>Site Description: The application site is a semi-detached dwelling within the Strategic Development Location of North Wokingham. It occupies a corner plot and the northeast side boundary is a brick wall adjacent to the highway.</p> <p>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</p>
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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.

Retrospective Proposal: The rear lean-to is a timber framed structure that projects approximately 3.6m beyond the rear wall of the house and is 4.6m in width. It has a shallow sloping polycarbonate roof that measures a maximum of 3m in height adjacent to the existing rear wall and approximately 2.7m at the far end. The walls are currently will have translucent roller screen blinds when the development is completed. The separation distance with the side boundary wall adjacent to the highway is approximately 0.8m and with shared boundary fence with no. 52 Trinder Road is approximately 0.8m.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

Trinder Road is on a relatively new development comprising detached and semidetached properties of a similar age and design within the North Wokingham SDL. The application site is one of a pair of semi-detached houses joined at right angles. The rear boundary wall adjacent to the highway faces directly onto the frontages of dwellings at 82 Trinder Road and 2 Box Place.

The maximum height of the lean-to is 3m and it is set back by approximately 0.8m from each side boundary and does not project forward of the building line. Although the wood and metal materials used are not matching those on the main dwelling, only the top section of the lean-to will be visible from the public realm. Also, the side walls will be enclosed by a semi-transparent roller blind that will retain a sense of openness and subservient lightweight structure. Therefore, despite non-matching materials, the proposal complies with the Borough Design Guide's recommended dimensions and does not significantly harm the area's character such that it would warrant refusal of this application. Given its limited prominence within the streetscene, it would be unreasonable to require extra vegetation to provide screening from the public realm.

Overall, the proposal complies with Policy CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: Although there is a change in ground levels at the rear side boundary with no. 52, there will be no additional loss of privacy to the neighbouring occupiers because the lean-to has been constructed over the existing patio.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. As can be seen in Figure 1, the vertical 45-degree test would be complied with in relation to the midpoint of the kitchen window at no. 52.

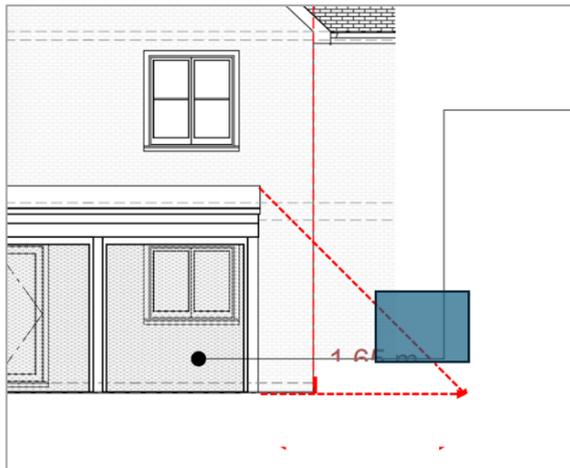


Figure 1 Vertical 45-degree test with kitchen window at no.52 shown in blue (approximate)

Overbearing: The ground level at the rear of the application site is higher than that of the neighbouring property at no. 52. Furthermore, the rear windows at no. 52 are set lower than those at the application site. Although the height of the lean-to from the ground level at no 52 would be greater, it would be partially screened by the side boundary fence and somewhat 'lightweight' in appearance given the polycarbonate roof and the semi-transparent roller blinds which, overall, would limit the overbearing impact. Therefore, given that the neighbours have adequate private amenity space, the development does not cause significant harm to the amenity of this neighbour.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to neighbour amenity.

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:	Yes
Recommendation:	Approve
Date:	29 January 2026
Earliest date for decision:	7 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	30/01/26