

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251365
Site Address:	Land North / West of Whiteknights House, University of Reading Whiteknights, Reading, RG6 5SE
Expiry Date:	15 August 2025
Site Visit Date:	3 July 2025
Proposal: Full application for the proposed erection of a cycle store.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Earley
Great Crested Newt Consultation Zone – Red Risk Zone
Local Historic Park and Garden – Whiteknights Park, Earley
Core Employment Area – Whiteknights Park, Earley

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 – Major Development Location - Earley
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB14 – Whiteknights Campus
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS9 – Whiteknights Campus SS17 – Transport improvements C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel NE5 – Landscape and design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Shinfield Neighbourhood Plan

PLANNING HISTORY		
Application No.	Description	Decision & Date
251526	Full application for the proposed erection of a cycle store following demolition of existing cycle store plus relocation of existing bin store.	Approve 24 th July 2025

CONSULTATION RESPONSES
Internal
WBC Highways – No Objection
External
N/A

REPRESENTATIONS	
Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	One comment received: The proposal should provide at least 6 meters of clear space in front of the parking spaces opposite to allow vehicles to turn in and out safely. <i>Highways Officer comment: Although all parking spaces do not have a 6.0m clearance directly behind, there is sufficient space for cars to utilise the extra width given by the hatched area of the disabled space and manoeuvre into the hatched area adjacent to the cycle store. For those reasons it is considered that a car using this space is still able to turn. Furthermore, as this is a private car park, there is no impact on the public highway and Highways would raise no objection to the layout.</i>

APPRAISAL
Site Description: The application site is within the centre of Whiteknights Campus in Earley and within an area designated as a local historic park. It consists of a small area of hardstanding that is reserved for delivery vans and is part of the car park for Whiteknights House which is Grade 2 Listed. The application site is outside the Grade 2 Listed buffer zone and located approximately 50m from the building. Proposal The erection of a fully enclosed cycle store with timber panels to the southwest and northwest elevations, toughened glass on two sides and a flat grey PVC roof. It will be L-shaped and measure approximately 13.8m in length, 6.8m in width, 3m in depth, and 2.4m in height. 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:

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.

Policy TB 24 of the Adopted Local Plan states that “the University of Reading is a national and international educational establishment of strategic importance which will continue to adapt and expand over the plan period. Furthermore, the Whiteknights Campus will continue to be a focus for development associated with infrastructure and services, and improvements to access. *Development proposals will accord with the following criteria:*

- *a) They respect the historic landscape, open areas and listed buildings and their settings and the character of the area.*
- *b) Areas of wildlife significance (including Local Wildlife Sites) and current or potential green infrastructure networks will be retained and enhanced.*
- *c) The safety of those using the campus (including highway safety issues and designing out crime) will be maintained and enhanced.*
- *d) There are no significant detrimental impacts on neighbouring residential properties from the development, including from noise or parking.*
- *e) The loss of undeveloped areas on the site will be weighed against the benefits of development to the wider community.”*

In this case, the separation distance with Grade 2 Listed Building (Whiteknights House Annexe) would be approximately 50m and the proposal would not encroach into areas which have high environmental or historic value. Also, given it would be a single storey building with a flat roof and located in an existing car park with partially screening on one side from tall trees. The proposal is small in scale and would be located on existing hardstanding.

Therefore, the proposal will not harm the character of the area.

Overall, the cycle store would comply with Policy CP1 and CP3 of the Core Strategy, and TB14 of the Adopted Local Plan.

Neighbouring Amenity:

The proposed cycle store would not increase overlooking, loss of light and the visual impact would not be overbearing in relation to educational/commercial buildings within proximity of the site.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways officer raises no objection and has commented *“Highways welcome the provision of additional secure cycle storage within the University campus, which will encourage sustainable travel. The location of the cycle store is considered acceptable.”*

Ecology:

The site is located within an area that is suitable for bat roosting. However, a Bat Survey is not considered necessary in this case because the proposal would not result in disturbance to bats.

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:	11 August 2025
Earliest date for decision:	8 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11.08.25