

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252404
Site Address:	1 Pages Croft, Wokingham, Wokingham, RG40 2HN
Expiry Date:	24 December 2025
Site Visit Date:	19 November 2025
Proposal: Retrospective householder application for single-storey outbuilding.	

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 CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles H12 – Residential development of existing private gardens NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
001661	Proposed two storey side extension to dwelling. Conversion of garage to room and single storey conservatory.	Approved November 2000
010161	Proposed two storey side extension to dwelling, single storey side conservatory, conversion of garage to living room and loft conversion with dormers (amendment to consent F/2000/2441)	Approved October 2001
050142	Proposed single storey front extension to dwelling with room in loft space.	Approved November 2005

191948	Householder Application for the proposed two storey extension plus insertion of 1no. Juliet balcony to side following the removal of existing conservatory, single storey extension plus insertion of 2no. rooflight to front, porch extension to existing glazed foyer to front with first floor balcony, first floor extension plus insertion of 1no. Juliet balcony to front, part single two storey extension including part garage conversion to create habitable accommodation plus garage extension plus insertion of 1no. Juliet balcony and 1no. rooflight to front/side, 2no. dormer alterations/extensions plus erection of 1no. dormer and insertion of 3no. rooflights to rear, insertion of 2no. rooflights to front, internal and external alterations and changes to fenestration to existing dwelling.	Refused October 2019
200485	Householder application for the proposed erection of part two storey part single storey front extension and two storey side extension, plus modifications to roof, insertion of 9 no. new and replacement dormer windows, 2 no. rooflights, 3 no Juliet balconies and 1 no. roof terrace/balcony, plus changes to fenestration, following removal of existing conservatory and chimney.	Approved April 2020
242399	Householder application for the proposed erection of a single storey outbuilding.	Approved December 2024
250297	Application for submission of details to comply with the following condition of planning consent 242399 dated 06/01/2025. Condition 3 relates to a scheme of landscaping.	Approved March 2025

CONSULTATION RESPONSES

Internal

WBC Enforcement
WBC Digital Solutions Scanning
WBC CIL

External

None Consulted

REPRESENTATIONS

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

Neighbours	1 representation as follows: The building is totally out of character with the rest of the road, and is a eyesore. It makes no attempt to blend in with the surroundings. It is very visible from the road and it must contravene all planning laws.
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APPRAISAL

Site Description: The application site relates to a detached dwelling, in the town centre of Wokingham a predominantly residential area. The surrounding area is characterised by detached properties that don't follow similar design or appearance.

Planning History: This application site has had previous applications submitted. Application 242399 relates to the proposed erection of an outbuilding, which was approved in December 2024. The previous application was for an outbuilding, however, in the new application, the plans have been amended.

Proposal: This application poses the erection of a single storey outbuilding, to facilitate a garden room, home office, bathroom and storage room. The outbuilding is situated in the far Western part of the garden, facing away from neighbouring amenity and overlooking Easthampstead Road.

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.

The building will be used for purposes ancillary to the main dwelling.

Character of the Area: Pages Croft, is a private residential road just situated off Easthampstead Road in Wokingham. Pages Croft consists of residential dwellings, however, they do not follow the same design or appearance.

Section 4 of the Borough Design Guide SPD advises that garages should not project forward of a property's building line. While the proposed outbuilding is not a garage, its similar form warrants the application of the same design principles.

The outbuilding is positioned in the far Western part of the garden, facing away from neighbouring amenity. The amended application has meant that the narrower elevation is facing the highway. Furthermore, the vegetation has been retained to the rear of the garden boundary line, therefore privacy for neighbouring amenity has been retained.

Neighbouring Amenity: The outbuilding is located to the Western side of the site boundary and vegetation has been retained, therefore the outbuilding poses no risk to neighbouring amenity, loss of light or is considered to be overbearing.

Highway Access and Parking Provision: The existing car parking spaces are retained on site. Therefore, there are no issues with access or parking provision.

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:	Approve
Date:	10 December 2025
Earliest date for decision:	19 November 2025

Recommendation agreed by: (Authorised Officer)	MC
Date:	16.12.2025

PLANNING CONSTRAINTS/STATUS