

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250878
Site Address:	146 Butts Hill Road, Woodley, Wokingham, RG5 4NY
Expiry Date:	5 June 2025
Site Visit Date:	23 April 2025
Proposal: Householder application for the proposed erection of 1no. detached outbuilding.	

PLANNING CONSTRAINTS/STATUS

Major Development Location - Woodley

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
221373	Householder application for the proposed erection of a two storey side and rear extension and roof space conversion to dwelling following demolition and removal of existing garage.	Approve 26/07/2022

CONSULTATION RESPONSES

Internal

None Consulted

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council have no objection to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site relates to a two-storey semi-detached dwelling in Woodley. The site is located in a residential area, characterised by other detached and semi-detached two-storey dwellings which range in architectural design and material, thus creating a varied street scene. The site is set back from the highway by a spacious driveway and boundary wall. The street is well lined with greenery including large bushes, trees and patches of grass, majority of which screen residential dwellings from the highway.

Proposal: This application seeks permission for the erection of a detached outbuilding which will measure approx. 5.13m in width, 7.2m in length and 2.89m 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:

The site is located within the Major Development Location, Woodley, amongst a residential area. The detached outbuilding will serve as a garden room measuring approx. 5.13m in width, 7.2m in length and 2.89m in height, covering an area of (39.9sqm).

The detached outbuilding will have a flat roof and proposes a double set of glass doors for access on the front elevation, followed by a set of windows on the side elevation, facing the existing dwelling.

The proposed materials include cladding for the exterior walls and the fenestration will match the existing dwelling.

The Wokingham Borough Council Design Guide (BDG) doesn't provide guidance on detached outbuildings specifically, however, does have guidance for garages, which an outbuilding is most closely related to. It states the following:

- *Garages should not be sited in front gardens but should be to the side or rear of a dwelling.*

- *Garages should not project forward of the building line of a property.*

Due to the proposed outbuildings siting to the rear of the site, it would not be visible from public view and therefore would have negligible bearing on the wider character of the area.

Within the vicinity there are various examples of detached outbuildings including no.144 Butts Hill Road. This demonstrates that the proposal is not out of character for the area. In any case, owing to its modest size and unimposing design, the proposal would appear as a subservient addition to the site, and would therefore comply with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The proposed side window will face the main dwelling of the property. The proposed glass doors will face 150 Butts Hill Road. Figure 4.25 of the Borough Design Guide states that the minimum separation between flank and side boundary is 1m for single storey developments to maintain privacy. A distance of 7.6m will be retained between the glass doors and boundary of 150 Butts Hill Road, this distance is deemed substantial enough to minimise any potential overlooking impacts.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of Nos. 146 and 150 Butts Hill Road. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

The detached outbuilding is single storey, with a flat roof formation and modest height of 2.89m. As a result, there are no concerns of overbearing.

Conclusion: Subject to conditions, this application is acceptable and therefore recommended for approval.

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:	Not required
Recommendation:	Approve
Date:	12 May 2025
Earliest date for decision:	8 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12/05/25