

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260858
Site Address:	38 Elizabeth Road, Wokingham, RG40 1UB
Expiry Date:	5 June 2026
Site Visit Date:	2 June 2026
Proposal: Householder application for the erection of 1 no. detached outbuilding following removal of existing outbuildings, plus installation of terracing and landscaping. (Part 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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
081175	Application for a certificate of lawful proposed use for the erection of single storey rear extension to form a conservatory.	Approved 24 th July 2008

CONSULTATION RESPONSES

Internal

WBC Drainage- No objection subject to condition(s)
WBC Enforcement- No comments received
WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	1 representation as follows; - I am writing to express my support for my neighbours' planning application for a garden room and associated landscaping works to their rear garden. The proposal appears well considered and proportionate to the size of the property, and I do not consider that it would result in any harm to the character of the surrounding area or to neighbouring properties. The works would improve the appearance and usability of the garden whilst maintaining privacy and respecting existing boundaries. I have no concerns in relation to noise, light, or any loss of residential amenity. Overall, I consider the proposal to represent a positive and thoughtful improvement to the property and therefore fully support the application.

APPRAISAL

Site Description: This application site relates to an end of terrace dwelling with associated parking and landscaping in the residential area of Wokingham. The site is characterised by terraced and semi-detached properties that are similar in design and appearance.

Planning History: This application site has had previous applications submitted. Application 081175 for a Certificate of Lawfulness for the erection of a single-storey rear extension to form a conservatory was approved on 24 July 2008.

Proposal: This application seeks permission for the proposed erection of 1 no. detached outbuilding following removal of existing outbuildings, plus installation of terracing and landscaping. (Part retrospective).

The outbuilding is approximately 7 meters in depth, 4 meters in width and 2.7 meters in height. The outbuilding will accommodate a storeroom, office and garden room. As part of the proposal the existing sheds and patio space have been removed as well as changes in the garden floor levels and removal of trees and vegetation.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 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.

38 Elizabeth Road and the surrounding area comprise a mix of semi-detached and terraced dwellings which share a consistent and prevailing architectural style and design. Most plots within the locality feature limited front gardens and parking provision, with long, narrow rear garden spaces.

38 Elizabeth Road forms part of a terrace of dwellings set back from the road. The plot is modest in size but provides adequate garden space. The Council's general guidance recommends a minimum garden depth of 11 metres. In this case, the distance from the conservatory to the rear boundary is approximately 18 metres, which exceeds this requirement.

Whilst this application has been submitted to approve changes to the garden levels, it also seeks to regularise the use of the outbuilding. The Borough Design Guide (BDG) states that a minimum of 1 metre should be retained in order to provide some form of amenity space. From the block plan, the outbuilding retains this spatial relationship, therefore, by reason of its siting, scale and design, the outbuilding would appear as a sympathetic and subservient addition to the host dwelling.

The development is located to the rear of the dwelling and is not prominent from the public realm. The scale of development is commensurate with a residential property of this scale. Overall, the proposed works have an acceptable impact on the character of the area.

Neighbouring Amenity: Paragraph 135(f) of the NPPF requires development to secure a high standard of amenity for existing and future users. Policy CP3 of the Core Strategy also requires development to avoid harm to the amenities and quality of life of adjoining occupiers.

The development involves excavation close to the rear elevation and a modest increase in levels within the middle and rear parts of the garden, supported by a retaining wall and steps. The level change is limited and broadly comparable to the height of the gravel board at the base of the boundary fence.

The limited change in levels would not result in harmful overlooking to the dwelling to the west, due to the existing boundary fence. Views into the garden to the east are possible because the shared fence is lower; however, this reflects the existing boundary arrangement rather than the modest level changes proposed. Existing trees, vegetation and outbuildings also provide screening between the plots towards the rear of the gardens. The relationship between the application site and the eastern neighbouring garden has therefore not materially changed the privacy afforded to the dwelling to the east.

The rear outbuilding is subservient to the host dwelling and would not appear overbearing to neighbouring occupiers. Any views across the eastern garden would arise from the existing low boundary fence, rather than from the scale or siting of the outbuilding.

Overall, the proposal would not cause unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact, and is therefore acceptable.

Highway Access and Parking Provision: There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Flooding and Drainage: The site is within flood zone 1, whilst the impermeable footprint is increasing, and the drainage details have not been provided, the proposed outbuilding will be used for an office/storage space. Whilst a condition was recommended by the Council's Flooding and Drainage Officer, it is not considered necessary having regard to the nature of the development. As such no objections from Flooding and Drainage have been raised to the principle of the development, as represented by proposed plan and section drawing 02 dated April 2026.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	2 June 2026
Earliest date for decision:	5 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	01.07.2026