

DELEGATED OFFICER REPORT



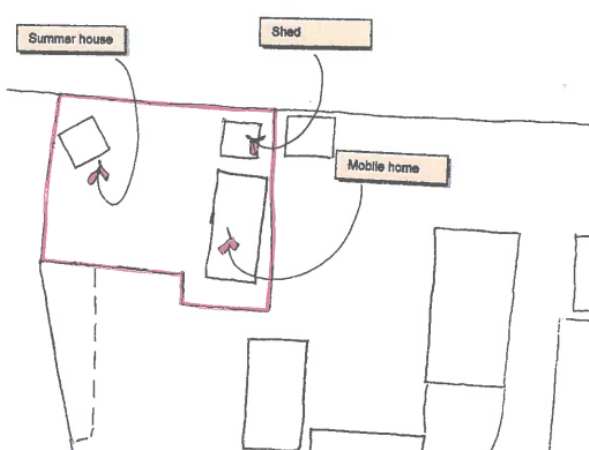
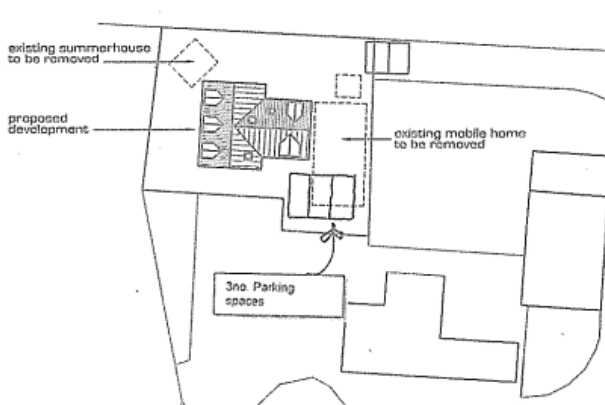
WOKINGHAM
BOROUGH COUNCIL

Application Number:	252879
Site Address:	Paddock View, Forest Road, Binfield, Wokingham, RG40 5SA
Expiry Date:	20 January 2026
Site Visit Date:	14/01/2026
Proposal: Householder application for the proposed erection of curtilage outbuilding.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM5 - Protection of the Countryside DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside SS6 – Development in the Green Belt C5 – Parking and electric vehicle charging FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes DH1 – Place making and quality design

Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List
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PLANNING HISTORY		
Application No.	Description	Decision & Date
152778	Application for a certificate of lawful existing use for the stationing of a mobile home for residential purposes and associated garden curtilage.  A hand-drawn site plan showing a residential property. A red line outlines a specific area containing a 'Summer house' and a 'Shed'. A 'Mobile home' is shown to the right of this outlined area. Other buildings are sketched in the background.	152778
160754	Full application for the proposed erection of a replacement dwelling, following removal of existing mobile home and ancillary buildings.	160754
163202	Full application for the proposed erection of a replacement dwelling, following removal of existing mobile home and ancillary buildings.  A hand-drawn site plan showing a residential property. It includes labels for 'existing summerhouse to be removed', 'proposed development' (a hatched area), and 'existing mobile home to be removed'. A box indicates '3no. Parking spaces'.	163202
211147	Householder application for the proposed erection of a single storey side extension, including the insertion of 1no. roof light.	211147

		
212724	Full application for the proposed change of land used from agricultural to residential including the erection of a gazebo and climbing frame, plus the erection of a detached garage. (Retrospective).	Approval 20/10/2021

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection received from St Nicholas Hurst Parish Council.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site, Paddock View, is a two-storey dwelling with associated outbuildings.

The site forms part of a wider complex known as Fairview Farm that originally included 1 dwellinghouse (Fairview Farmhouse). Currently the complex includes 4 no. 2 storey houses. The dwelling subject to the current application was a replacement for a mobile home that received consent through Certificate application (152778).

The grassed amenity land is located to the west of the dwellinghouse and a garage is sited to the east. The proposed games room would sit to the east of the dwelling but be within the site's built footprint (infilling the space between the garage and dwelling). Post and rail fencing and native hedgerow separates the amenity area from the rest of the farmland, part of which is currently used for keeping farm animals.

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 the countryside outside any defined settlement boundary and therefore any form of development will only be acceptable when it is in accordance with the principles stated in Core Strategy/ Local Plan and subject to the proposal's impact on countryside, character of the place and amenity of the neighbouring properties. Core strategy policy CP3 provides general guidance for all developments, with the primary remit 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.

Policy CP11 of core strategy provides guidelines for developments within countryside and states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location. Policy CP11 states that in order to protect the separate identities of settlements and maintain the quality of the environment, proposals outside development limits will not normally be permitted except where:

1. It contributes to diverse and sustainable rural enterprises within the Borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and
3. It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvements; or
4. In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
5. In the case of replacement dwellings the proposal must:
 - i. Bring about environmental improvements
 - ii. Not result in inappropriate increases in the scale, form or footprint of the original building
6. Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
7. Affordable housing on rural exception sites in line with CP9.

The proposal seeks permission for the erection of a domestic outbuilding to provide a games room which is proposed to sit on a concrete slab. The proposed built form is limited in scale and is located within the residential land use and does not result in excessive expansion of residential use. As such, an ancillary domestic outbuilding is

considered to comply with part 4 of CP11 which has been applied by the Council for the site's garage previously. Accordingly, the principle of development is acceptable.

Character of the Area:

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 proposed games room is located to the rear of a group of residential dwellings and existing outbuildings of larger scale. The proposed games room would spatially be received in this context and appears subservient and ancillary to the main residential use.

Whilst the proposal is located within the midst of the existing dwelling and outbuildings, it is noted that the proposed games room subject to this submission would sit more than 80 metres from the Forest Road street frontage and is obscured from public views by a high boundary hedging. Thus, it would have no detrimental impact on the character and appearance of the area in accordance with CP1 and CP3 of the Core Strategy, nor the site's landscape character (including valued landscape provisions).

The proposed materials used for the construction of the games room would be composite steel boarding and pressed steel panels in a dark material palette. This material is grained to reflect wood but has added durability. The material palette would have a visually acceptable appearance and not stand notably out of odds with the rural character of the wider complex. This is secured via condition.

Neighbouring Amenity:

Due to the scale and location of the proposal, the proposed game room would not have any harmful impact on any neighbouring residential amenity.

Highway Access and Parking Provision:

Whilst the game room technically constitutes a habitable room for the purposes of determination, significant space remains over the garage and formalised parking area that is sufficient to cater for the development.

Amenity Space:

The proposal would not result in the loss of significant portions of the site's amenity space, which remains of sufficient scale in accordance with the borough design guide (11 metre recommendation).

Other:

There are no objections to the proposal on Highway Safety, Trees and Landscape, Ecology and Flooding grounds.

Conclusion

Overall, with the above in mind the proposal complies with the Development Plan and thus is recommended for approval subject to conditions.

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:	15 January 2026
Earliest date for decision:	17 December 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	16.01.2026

PLANNING CONSTRAINTS/STATUS

- Designated countryside
- Water Utility Consultation Zones
- Heathrow Aerodrome Consultation Zone
- Bat Roost Habitat Suitability
- Ground Water Zones
- Minerals Site Consultation Area
- Landscape Character Assessment Area
- SSSI Impact Risk Zones
- Thames Basin Heaths SPA Mitigation Zones – 7km
- Green Routes and Riverside Paths Consultation Zone