

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250647
Site Address:	119 Old Bath Road, Charvil, Wokingham, RG10 9QN
Expiry Date:	26 May 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for proposed erection of a single storey outbuilding and pergola within existing garden.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
Historic Flooding Points Consultation Zone
Local Wildlife Sites Consultation Zone
JCEB Mineral Safeguarding Areas
Flood Zones 2 and 3
Flood Zone 3

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 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk

	CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM5 - Protection of the Countryside DM10 - Flood Risk DM14 - Ancillary development DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
212096	Householder application for the proposed erection of single storey rear extension, the insertion of 1 no. rooflight, plus changes to fenestration.	Approved 10/08/2021
171679		
960973	Proposed Two Storey Side Extension To Dwelling To Form Lounge And Lobby With Two Bedrooms And Ensuite shower room over.	Approved 14/03/1996

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to condition.
WBC Highways – No objection, subject to condition.
WBC Landscape and Trees – Objection.
WBC CIL – Not CIL liable.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey semi-detached property located on the northern side of Old Bath Road, Charvil. The plot is located at the end of a long row of residential properties and on the edge of settlement limits. The land to the north and

east of the property, which forms part of Charvil Meadows, is classified as designated countryside.

The application property originates from the 19th century and boasts a relatively large plot in comparison to most surrounding properties. There is a detached garage located in front of, and to the northeast of the main house. The property is set back from the road behind a lawn and driveway providing off-street parking. The property is set down from road level and slopes downwards to the lowest level at the northern corner of the plot.

Trees along the front boundary, adjacent to the host dwelling are trees protected by Group TPO 1586-2017. These include 3 x Mongolian Lime trees.

Proposal:

This application seeks approval for the erection of a detached outbuilding to serve as an office/garden room with attached pergola. The outbuilding would be located to the rear of the existing garage along the front boundary of the plot.

Proposed materials include brick to match the main house and black timber cladding and roof tiles to match the existing garage.

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 a limited development location and within settlement limits. 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 proposed outbuilding would be located to the rear of the existing garage and would measure approximately 8.28m in length, 3.72m in depth and 3.47m in height. The pergola would be attached to the northeastern elevation of the outbuilding and would measure approximately 4m in length, 3.72m in depth and would retain the same height as the outbuilding.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The proposed outbuilding would be constructed from black timber cladding and roof tiles to match the existing garage. The pergola element would be constructed from

bricks to match the main house. The form of the building and material palette are of a traditional style. The dark weatherboard timber cladding is harmonious with the surrounding countryside by adopting a barn style appearance.

The outbuilding would be sited to the northeast of the existing garage and forward of the principal building line. Page 57 of the BDG states that the overriding consideration of front extensions will be impact on the street scene and local character. In general, front extensions are only acceptable where 'the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line'. The application site does benefit from a large end plot which boasts a garden width of approximately 43m. By virtue of the siting of the development away from the main house, the outbuilding would not disrupt the prevailing building line of the host dwelling and adjoining neighbours. Being positioned more than 10m from the host dwelling and adjoining neighbours limits any detrimental impact to the visual appearance of the host dwelling and local setting.

The Borough Design Guide states that '*where there is a regular pattern to the built form, with a repeated building type on a consistent building line and with consistent gaps, then any alterations or extension that is visible from the street should not unbalance the rhythm of the frontage*'. There is a consistent building line along the northern side of Old Bath Road, however, the existing detached garage is already sited approximately 3.3m further forward than the principal building line and is the last building on the road. The outbuilding would be sited in line with the garage at the front of the site. Due to the host dwelling being located at the end of the row of residential dwellings, the visual impact would not be significant, as the additional built form does not unbalance the existing rhythm of the property frontages.

It is acknowledged that it would extend built form further to the northeast towards countryside. However, Old Bath Road is located at a higher level than the application site with established trees and hedging along the strip of adopted Highways land forward of the front boundary. The lower land level of the garden and existing 1.8m close board fencing with soft landscaping provides screening of the host garden and would limit views of the proposed development. The applicants have also planted evergreen hedging directly behind the front boundary fence, which, over time will grow and supplement the existing natural screening of the site from the public realm. In addition, a gap of more than 8m would be retained between the proposed pergola and countryside edge. The break in built form retains and respects the transition between the built-up area and the open countryside. Therefore, the proposed development is not considered to cause any detrimental impact to the character of the host dwelling or local environment.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the single storey nature of the development and the significant separation distances from neighbouring properties, no adverse impacts would be generated to neighbouring residential amenity.

Landscape and Trees:

The application site includes trees that are protected within Group TPO 1586-2017 and adjacent to countryside. The Council's Landscape and Trees officer was consulted and objects to the proposal due to the building being forward of the building line and the proposed scheme being incongruous and out of keeping with the local area setting.

Whilst the proposed development would be forward of the principal building line of the host dwelling, 119 Old Bath Road is the end property of a row of residential dwellings, with the existing detached garage already forward of the building line. The additional built form would align with the front building line of the garage and would be located to the side of the garage away from the main house. Therefore, the building line has already been disrupted and a forward building line established by the garage. The extended built form along the forward building line would have a similar visual impact on the character of the public realm as the existing garage. In addition, over time, the visual impact would reduce by virtue of the existing soft landscaping in front of the proposed development which will grow and provide additional natural screening. It is also noted that no mature trees would be impacted by the development and the closest of the semi-mature protected Mongolian Lime trees would be approximately 12m from the closest point of the development. The existing garage would be positioned between the protected trees and proposed outbuilding. Therefore, the development would not detrimentally harm the future health and growth of the protected trees.

Whilst the points raised by the Trees and Landscape officer are noted, when combined with the location of the development in relation to the protected trees, and position of the plot as the end residential property within settlement edge, it is considered that the overall impact to local character would not be significant and would not warrant a reason for refusal.

Highway Access and Parking Provision:

The proposed development would result in additional habitable accommodation. The Council's Highways officer was consulted and raised no objection to the proposal, subject to a condition relating to ancillary development.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space. The host property is located at the end of a long row of houses and benefits from a larger than average private garden. The proposed outbuilding would be located within the existing private garden space. A garden width of more than 19m would be retained and a garden length between approximately 8m and 29m would provide a garden large enough to accommodate the current and future occupants.

Flooding and Drainage:

According to the Environment Agency mapping system, the application site falls within flood zones 2 and 3. This means the site has a high probability of flooding. Footnote 63 of the National Planning Policy Guidance states that a site-specific flood risk assessment should be provided for all development in flood zones 2 and 3. The Council's Drainage officer was consulted and raises no objection to the principal of the development, subject to a condition relating to drainage details. The condition will be applied to any grant of approval.

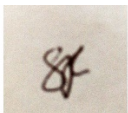
Conclusion:

For the reasons set out above and subject to condition, the proposal is acceptable as it accords with local plan policy and guidance.

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:	20 May 2025
Earliest date for decision:	21 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18.6.25