

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260521
Site Address:	20 Highway, Crowthorne, Wokingham, RG45 6HE
Expiry Date:	28 April 2026
Site Visit Date:	13 April 2026
Proposal: Householder application for proposed erection of single storey outbuilding.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP7 – Biodiversity 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 CC04 – Sustainable Design and Construction TB21 – Landscape Character TB23 – Biodiversity and Development TB25 – Archaeology
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH6 – Archaeology
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
231281	Application for a certificate of lawfulness for the proposed rear garden out building - fitness room.	Approved 06/07/2023

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to conditions
WBC Built Heritage Officer – No objection
WBC Ecology – No comments received

External

Berkshire Archaeology – No objection subject to informative

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council have no objection to the proposed outbuilding subject to it being ancillary to the main dwelling.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey outbuilding located to the side of the dwelling within the rear private garden of the host property. The outbuilding will provide a home office and a toilet.

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 proposed outbuilding is located to the side of the dwelling where it would be partially visible from the public domain. Given the site's location on a corner plot, the outbuilding is not sited near a boundary with neighbouring properties. The outbuilding is of an appropriate size and scale, with a maximum height of 3.7 metres. Therefore, it is not considered that the proposed outbuilding poses any harm to the character of the area.

Neighbouring Amenity:

The proposed outbuilding is set away from the boundaries with neighbouring properties and as such it poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposed outbuilding would not adversely impact upon the usability of the site's rear amenity space for current and future occupiers.

Landscape and Trees:

The application site is located within a large, protected woodland area (TPO-0785-1996). Therefore, the Council's Landscape and Trees Officer has suggested a condition to ensure that works are carried out in accordance with the proposed mitigation measures described within the submitted Arboricultural Method Statement, including those illustrated on the Tree Protection Plan. Accordingly, this condition is recommended.

Archaeology:

An Archaeology Officer from Berkshire Archaeology has reviewed this application. They have highlighted that the application site is within close proximity to the Roman road known as the Devils Highway. However, given the scale of the proposed impacts, they do not find that mitigation for archaeology would be justified in this instance. They have however requested an informative be attached to this permission to bring this to the attention of the applicant. Accordingly, the informative is recommended.

Other issues:

The Parish Council have advised no objection to this proposal subject to the outbuilding remaining ancillary to the main dwelling. The proposal has been submitted under a Householder application so no material change of use can be inferred if approval is granted and none of the submitted plans indicated habitable rooms. As such, a condition in this instance is not considered necessary.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	24 April 2026
Earliest date for decision:	24 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	24/04/26

