

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261258
Site Address:	15 Coronation Drive, Three Mile Cross, Wokingham, RG7 1FU
Expiry Date:	21 July 2026
Site Visit Date:	12 June 2026
Proposal: Householder application for the 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 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

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES	
Internal	
None	
External	
None	

REPRESENTATIONS	
Shinfield Parish Council	Concerns raised over the scale of the outbuilding and potential impact on neighbouring sites
Ward Member(s)	No comments received

Neighbours	Two objections were received raising the following concerns: • The outbuilding is overly large and too close to the boundary, appearing excessive compared to typical domestic structures. • It would be visually intrusive and overbearing, harming outlook and potentially reducing light to neighbouring properties. • The design and materials are considered out of keeping with the surrounding area. • The justification (golf simulator use) is not accepted as sufficient to outweigh amenity harm.
------------	--

APPRAISAL

Context: The application site is located within a residential setting of Three Mile Cross. This application seeks planning permission for the erection of a garden outbuilding, to be used as a golf simulator and home gym.

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 application site forms part of a relatively recent residential development constructed circa 2020. As is typical of modern housing estates, the plot is modest in size, and the proposed outbuilding has been positioned along the northern boundary of the rear garden to maximise the amount of usable private amenity space retained for the dwelling.

The submitted block plan shows that the outbuilding would be located approximately 0.5 metres from the shared boundary with No.11 Coronation Drive. The Borough Design Guide (BDG) identifies a preferred minimum separation distance of 1 metre between a flank elevation and a shared boundary. Whilst the proposal would not fully accord with this guidance, the recommended separation distance is advisory rather than prescriptive, and each proposal must be assessed on its individual planning merits.

In this case, it is relevant that No.11 Coronation Drive already benefits from an outbuilding located in a comparable position relative to the shared boundary, such that the proposed siting would not appear incongruous within its immediate context. Furthermore, the BDG acknowledges that more compact plots and gardens may be appropriate within areas of a more urban character in order to achieve a denser pattern of development that reflects local character. The relationship between the proposed outbuilding and the site boundaries is therefore not considered unusual within the context of this modern residential estate. The building is proposed within a dog-leg of the rectangular garden, which is a similar layout to the garden at no.11, thus set away from the rear views of both of these properties. Equally, despite the footprint of the proposed building, sufficient private amenity space would remain to serve the host dwelling.

In terms of scale, the proposed outbuilding exceeds the dimensions typically associated with domestic outbuildings. However, the additional height is primarily driven by its intended use as a golf simulator, which requires increased internal clearance. Notwithstanding its size, the building would remain clearly subordinate to the host dwelling by virtue of its location within the rear garden and its scale relative to the principal dwellinghouse.

The outbuilding would be positioned to the rear of the site, where it would be largely screened from the public realm. Whilst limited views of the side elevation would be available through the gap between Nos.11 and 15 Coronation Drive, it would not be readily visible from the wider street scene. Consequently, the proposal would not result in harm to the character or appearance of the surrounding area.

Overall, although the proposal would not fully comply with the preferred separation distance set out in the BDG, the limited conflict is outweighed by the specific characteristics of the site and the surrounding pattern of development. The proposal is therefore considered acceptable and is compliant with Policy CP3 of the Core Strategy.

Neighbouring Amenity: The proposed outbuilding would be sited close to the shared boundary with the adjoining residential property (No.11) and, at approximately 3.2m in height at this elevation, is acknowledged to be larger than a typical domestic outbuilding. Accordingly, careful consideration has been given to its impact on neighbouring amenity, particularly in relation to overbearing impact and loss of light.

In respect of overbearing impact, whilst the structure would be readily visible from adjoining gardens, it is noted that the outbuilding would be positioned away from the principal private amenity areas of neighbouring properties and approximately 5m from the nearest habitable room windows. This separation distance is considered sufficient to ensure that the building would not appear unduly dominant or oppressive when viewed from neighbouring dwelling.

With regard to loss of light, the height and siting of the outbuilding are not considered likely to result in unacceptable levels of overshadowing. Any shadowing effects experienced by No.11 would be limited in extent and duration, affecting an area of the garden that is considered to have comparatively lower amenity value within the context of the wider outdoor space.

The applicant has provided a response to the objections received, including a shadow study intended to illustrate the potential impacts on neighbouring properties at different times of the day. Whilst this information is of some assistance, there is no evidence to confirm that the assessment has been prepared or verified by a suitably qualified daylight and sunlight specialist, and therefore it can only be afforded limited weight. Notwithstanding this, the findings broadly align with the Local Planning Authority's own assessment, which concludes that any shadowing arising from the proposal would be limited in extent and duration, and would not give rise to unacceptable harm to the living conditions of neighbouring occupiers.

A further objection raised by a neighbouring resident relates to the impact of the development on their outlook from the property. In this regard, it is noted that there is no private right to a view within the planning system, and the change to outlook is not considered to constitute sufficient justification to withhold planning permission.

In respect of scale and height, the proposed outbuilding would measure approximately 3.47m at the tallest point and 3.20m in height at lowest and is approx. 30sqm, which, whilst exceeding the typical height associated with mono pitch domestic outbuildings, is comparable to the height of the dual pitch detached garage located to the rear of No.17 Coronation Drive and the single dual pitch garage at No.9 (this building has a similar relationship to its neighbours as the proposed building). This provides a degree of contextual justification for the proposed built form within the immediate area.

Overall, whilst the size of the outbuilding is acknowledged, it is not considered that the proposal would give rise to a harmful overbearing impact or an unacceptable loss of light to neighbouring occupiers. The development is therefore considered to accord with Policy CP3 of the Core Strategy in this respect.

Conclusion: For all the above, the proposal is acceptable and the application is 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 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:	30 June 2026
Earliest date for decision:	17 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	1 July 2026

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Three Mile Cross*