

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                             |                                                        |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>Application Number:</b>                                                                                                  | 252260                                                 |
| <b>Site Address:</b>                                                                                                        | Rivendell, Church Lane, Arborfield, Wokingham, RG2 9JA |
| <b>Expiry Date:</b>                                                                                                         | 17 November 2025                                       |
| <b>Site Visit Date:</b>                                                                                                     | 9 October 2025                                         |
| <b>Proposal:</b> Householder application for the proposed erection of a detached single-storey annexe (Part-Retrospective). |                                                        |

### **PLANNING POLICY**

|                             |                                                                                                                                                                                                                          |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                    |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP11 – Proposals Outside Development Limits                                                                                                 |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC04 – Sustainable Design and Construction<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                          |

### **PLANNING HISTORY**

| Application No. | Description                                                                | Decision & Date      |
|-----------------|----------------------------------------------------------------------------|----------------------|
| 060585          | Proposed erection of a single storey rear conservatory.                    | Approved<br>01/02/07 |
| 011912          | Proposed two storey side extension to dwelling plus front porch extension. | Approved<br>20/07/01 |

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Drainage: No objection subject to conditions

WBC Highways: No objection subject to conditions

WBC Trees & Landscape: No objection

WBC Ecology: No objection

#### **External**

None consulted

## REPRESENTATIONS

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council                    | <p>Arborfield &amp; Newland Parish Council: Object as the footprint of the new building is significantly larger than the demolished building and there are concerns about the change of use of the structure into habitable accommodation and its subsequent future use.</p> <p>Officer response: The outbuilding would still considered to be a subservient feature to the main dwelling given the size of the plot and main dwelling.</p> <p>The proposed residential annexe will be solely for the applicant's dependant elderly relative and extended family. A condition will be attached conditioning it's use.</p>                                                                                                                                                                                             |
| Ward Member(s)                         | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Neighbours                             | <p>The Pheasantries: Supportive of application.</p> <p>Apple Tree Cottage: Objects on it's use, impact upon local character, impact upon residential amenity, privacy and large pine tree in my garden which may be impacted.</p> <p>Officer response: The proposed residential annexe will be solely for the applicant's dependant elderly relatives and extended family. A condition will be attached to prevent independent use.</p> <p>Given it will not be visible from the public realm, no negative impact upon local character.</p> <p>The window facing the garden of Apple Tree Cottage would serve as a shower room. The window would be obscured glazed, thus no overlooking concerns or loss of privacy to residential amenity.</p> <p>Pine tree addressed in trees and landscape section of report.</p> |
| Other:<br>Annexe<br>Consultancy (NAPC) | National Planning<br>Supportive of application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## APPRAISAL

**Site Description:** Two storey detached dwelling.

**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 outside of settlement limits and in designated countryside, and is therefore subject to policy CP11 of the Core Strategy, which seeks to maintain the high quality of the rural environments as well as to protect the separate identity of settlements. Policy CP11 states, that that proposals outside of development limits are not normally permitted where they result in inappropriate increases in the scale, form or footprint of the original building. In this respect, the proposed extensions to the existing cabin outbuilding are considered acceptable in terms of mass and scale, being single storey and with a modest increase to the existing footprint, such that it would not result in any significant encroachment upon open countryside, and therefore would be considered acceptable.

In this regard, the positioning of outbuilding is proportionately subservient to the main dwelling and it does not lead to an excessive form of encroachment or expansion of development away from the original buildings. The proposal sits within the established property boundary and is located to the rear of the existing dwelling and similar location to the previous outbuilding and is well screened by existing mature vegetation. Therefore, the outbuilding would not harm the countryside and the proposal is therefore considered to comply with policy CP11 in this respect.

**Purpose of outbuilding:** The proposed annexe will be solely for the visiting elderly relatives and wider family members. The scheme will be provided with appropriate access arrangements including a ramp access.

The annex would be used for family members who are visiting the that would integrate into or be part of the main household. The outbuilding contains a living/kitchen area, shower and bedroom. The submitted plans show that there would be a level of facilities for independent occupation.

The proposed outbuilding could be accessed without disturbing the entering the main house or disturbing the occupants view a gate to front for garden access. However, it appears the annexe is subservient to the main house. It is within the same ownership and curtilage with no boundary demarcation or subdivision of the garden.

In conclusion, considering the above points raised it's considered that the annex would be used ancillary to Rivendell and therefore it is considered that the proposal would be acceptable in principle.

An ancillary condition will be implemented as part of the decision notice to ensure the outbuilding shall only be used as ancillary accommodation to the main dwelling house and shall not be used, sold or sub-let as separate dwelling.

**Character of the Area:** The single storey outbuilding would be approx. 6.01m in width, 8.01m in length and 4.45m in height. The elevations have been designed to blend in with the surrounding buildings of similar design, with rendered elevations under a tiled roof.

Given the size, scale and massing of the outbuilding and its detachment, it would, on balance appear an ancillary feature to the main dwelling and would be a subservient feature to the main dwelling. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

### **Neighbouring Amenity:**

*Overlooking:* The window facing the garden of Apple Tree Cottage would serve as a shower room. This window would be obscured glazed, thus no overlooking concerns or loss of privacy to residential amenity.

All the other openings would overlook onto the application site garden, thus no concern.

*Loss of Light/ Overbearing:* Whilst close to the boundary of both Church Cottage and Apple Tree Cottage, given the outbuilding is only single storey and screened by the fencing and some vegetation along the boundaries, it would not be considered to be overbearing or result in harmful loss of light.

**Amenity Space:** The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

**Highway Access and Parking Provision:** The existing access and level of parking is considered acceptable to serve the proposed annexe accommodation. Highways recommend that the annexe is retained ancillary to the main dwelling in the future.

**Flooding and Drainage:** The site is within flood zone 1 and we would have no objection to the principle of the development, as represented by proposed drawing 25/692/01 dated September 2025.

The annexe, of larger impermeable footprint, is proposed at the location of a demolished derelict outbuilding.

The drainage officer has requested drainage system conditions, however given the nature of the proposal, such is not considered necessary.

Also, the officer notes that connection to ordinary watercourses require ordinary watercourse consent via [floodriskdc@wokingham.gov.uk](mailto:floodriskdc@wokingham.gov.uk).

**Landscape and Trees:** The site is in the countryside and is within landscape character area Arborfield Cross and Barkham Settled and Farmed Clay – a moderate quality landscape.

There are no protected trees on the site, but trees are an important element of the site setting, and it is clear when consulting overhead mapping that the development

has used a substantial part of the western rear garden for both the footprint of the detached single storey annexe, and the amount of hard standing required to access it.

The officer notes that the root protection area of at least one mature tree has been encroached, and there is other western boundary vegetation where incursions from development looked unavoidable.

It is difficult to assess any potential damage to tree roots – but if there is damage this looks to be minimal overall.

The officer has no objection based on adverse impact on existing landscape features.

The development represents a substantial addition of built form within the overall plot which also contains a detached garage behind which the part-retrospective development is located.

**Ecology:** Whilst the main dwelling is located in a potential bat roost zone, the location of the outbuilding is not within a potential bat roost zone, thus no ecological concern.

**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:          | Yes              |
| Recommendation:             | Approve          |
| Date:                       | 17 November 2025 |
| Earliest date for decision: | 20 October 2025  |

|                                                               |                         |
|---------------------------------------------------------------|-------------------------|
| <b>Recommendation<br/>agreed by:<br/>(Authorised Officer)</b> | <i>HMM</i>              |
| <b>Date:</b>                                                  | <b>17 November 2025</b> |

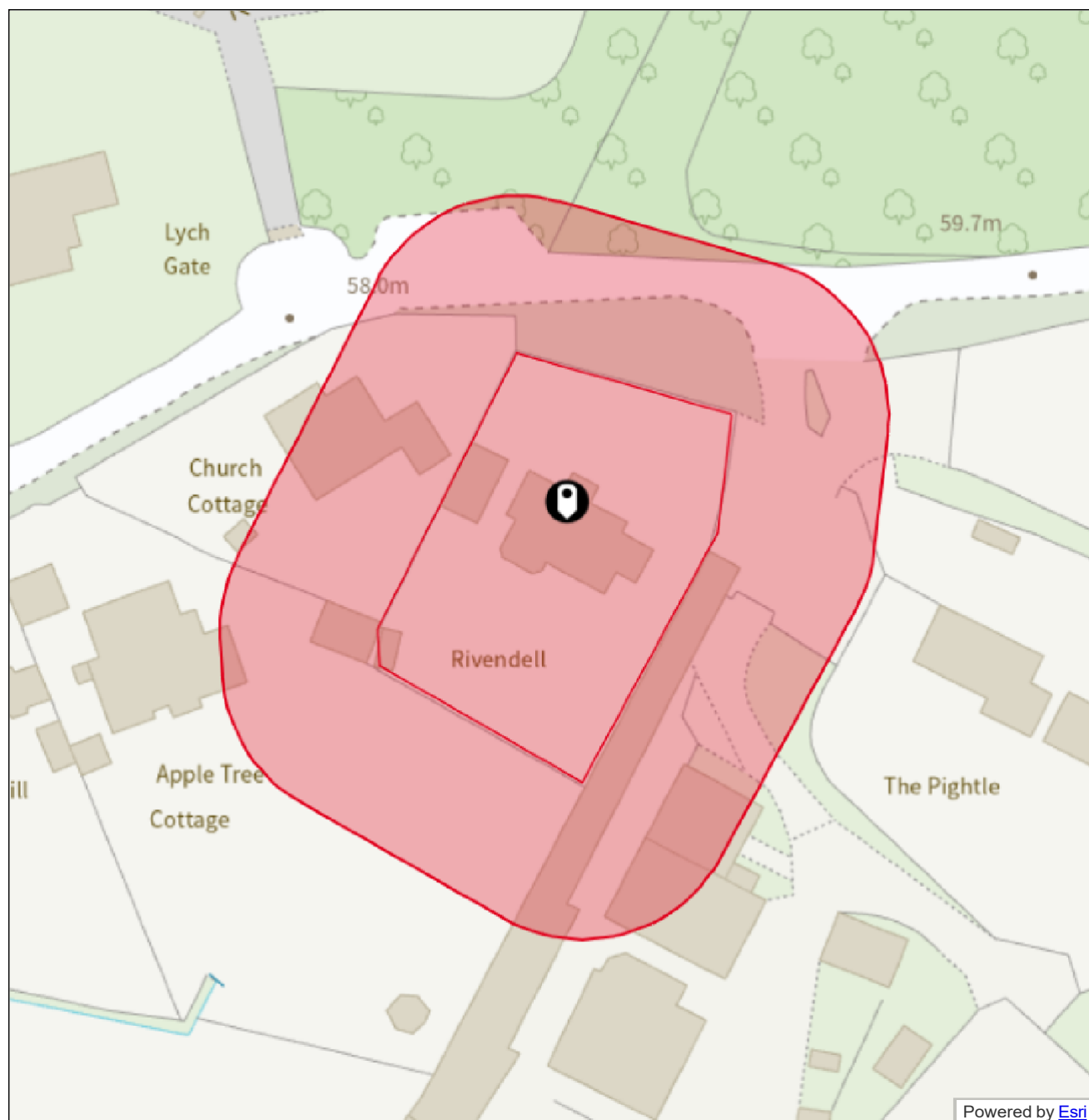
## PLANNING CONSTRAINTS/STATUS

### Near Me Report

#### Area of Interest (AOI) Information

Area: 5,809.53 m<sup>2</sup>

Date: Mon Sep 29 2025 16:02:09 GMT+0100 (British Summer Time)



No legend

**Affordable Housing Thresholds | Total count: 1**

| # | NAME                          |
|---|-------------------------------|
| 1 | Outside Development Locations |

**Scale and Location of Development Proposals | Total count: 1**

| # | FEATURE_TYPE | NAME        |
|---|--------------|-------------|
| 1 | Countryside  | Countryside |

**Thames Basin Heath SPA Mitigation Zones | Total count: 1**

| # | FEATURE_TYPE                                   | FEATURE_NAME               |
|---|------------------------------------------------|----------------------------|
| 1 | Special Protection Area Linear Mitigation Zone | 5km Linear Mitigation Zone |

**Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1**

| # | FEATURE_TYPE                              | CONSULT                                                 | STATUS   |
|---|-------------------------------------------|---------------------------------------------------------|----------|
| 1 | Public Rights of Way in Wokingham Borough | Public Rights of Way Officer, Green Infrastructure Team | Footpath |

**Major Nuclear Sites Consultation Zone | Total count: 1**

| # | FEATURE_TYPE                           | FEATURE_NAME   | PLANNING_NOTE                                                                                                                                                                                                |
|---|----------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Consultation Zone - Major Nuclear Site | AWE: 12km Zone | This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites. |

**Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1**

| # | Height Band                                 | Wind Turbine | Aviation |
|---|---------------------------------------------|--------------|----------|
| 1 | All works exceeding 150 metres (492.1 feet) | NO           | YES      |

**Submitted Sites Live | Total count: 1**

| # | SITE_REF | LUPP        | ADDRESS                    |
|---|----------|-------------|----------------------------|
| 1 | 5AR002   | Not Stated. | Cloud Stables, Church Lane |

**Risk of Flooding from Surface Water | Total count: 2**

| # | FEATURE_TYPE                                 | FEATURE_NAME               |
|---|----------------------------------------------|----------------------------|
| 1 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |
| 2 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |

**Bat Roost Habitat Suitability | Total count: 5**

| # | FEATURE_TYPE                                                                                | FEATURE_NAME | CONSULT                                    |
|---|---------------------------------------------------------------------------------------------|--------------|--------------------------------------------|
| 1 | Bat survey required for planning applications that involve roof modification or demolition. | OA913        | Ecology Officer, Green Infrastructure Team |
| 2 | Bat survey required for planning applications that involve roof modification or demolition. | OB913        | Ecology Officer, Green Infrastructure Team |
| 3 | Bat survey required for planning applications that involve roof modification or demolition. | OB914        | Ecology Officer, Green Infrastructure Team |
| 4 | Bat survey required for planning applications that involve roof modification or demolition. | OB915        | Ecology Officer, Green Infrastructure Team |
| 5 | Bat survey required for planning applications that involve roof modification or demolition. | OC914        | Ecology Officer, Green Infrastructure Team |

### Badger Consultation Zones | Total count: 1

| # | FEATURE_TYPE                  | FEATURE_NAME                | CONSULT                                     |
|---|-------------------------------|-----------------------------|---------------------------------------------|
| 1 | Badger Sett Consultation Zone | 100 Metre Consultation Zone | Ecology Officer - Green Infrastrucutre Team |

### Great Crested Newt Impact Risk Zones | Total count: 2

| # | FEATURE_TYPE                        | FEATURE_NAME | CONSULT                                                                                             |
|---|-------------------------------------|--------------|-----------------------------------------------------------------------------------------------------|
| 1 | Great Crested Newt Impact Risk Zone | Green        | Consult NatureSpace for Major developments only                                                     |
| 2 | Great Crested Newt Impact Risk Zone | Amber        | For Householder applications check HH Layer. Consult NatureSpace for all other types of development |

### Great Crested Newt Impact Risk Zones - Minor | Total count: 1

| # | FEATURE_TYPE                        | FEATURE_NAME | CONSULT                                                                                         |
|---|-------------------------------------|--------------|-------------------------------------------------------------------------------------------------|
| 1 | Great Crested Newt Impact Risk Zone | Amber        | Consult NatureSpace for any minor development that intersects a red or amber zone in this layer |

### SSSI Impact Risk Zones | Total count: 2

| # | IRZURL                                                                                                                                                                                                                                                                      |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000430000-es=11401&amp;location=476507,167527%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000430000-es=11401&amp;location=476507,167527%20(IRZ%20polygon%20centre)</a> |
| 2 | <a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430000-es=11401&amp;location=474793,167720%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430000-es=11401&amp;location=474793,167720%20(IRZ%20polygon%20centre)</a> |

### Landscape Character Assessment 2019 | Total count: 1

| # | FEATURE_TYPE                        | Name                                                 |
|---|-------------------------------------|------------------------------------------------------|
| 1 | Landscape Character Assessment 2019 | Arborfield Cross and Barkham Settled and Farmed Clay |

### Archaeological Sites Consultation Zone | Total count: 1

| # | FEATURE_TYPE        | FEATURE_NAME |
|---|---------------------|--------------|
| 1 | Archaeological Site | 37           |

### Wards | Total count: 1

| # | NAME | Closest Approximate Distance |
|---|------|------------------------------|
|---|------|------------------------------|

|   |                           |     |
|---|---------------------------|-----|
| 1 | Barkham & Arborfield Ward | 0 m |
|---|---------------------------|-----|

## Parishes | Total count: 1

| # | NAME                      | Closest Approximate Distance |
|---|---------------------------|------------------------------|
| 1 | Arborfield and Newland CP | 0 m                          |