



Boyer

26 January 2026

Our Ref: 17.1070/TL

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Development Management
Wokingham Borough Council
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Shute End
Wokingham
RG40 1BN

Planning Portal Ref: **PP-14640104**

Dear Sir / Madam

Re: Householder Planning Application for the Erection of an Outbuilding - 15 Brambling Grove, Finchwood Park, Wokingham, RG40 4BS

I write on behalf of our client, Cala Homes (Thames), in relation to 15 Brambling Grove, Finchwood Park, RG40 4BS. This application seeks retrospective householder planning permission for the erection of an outbuilding within the rear garden of 15 Brambling Grove. This application has been submitted to regularise the development and to address the enforcement case currently open in respect of the property (RFS/2025/090832).

The outbuilding requires planning permission due to Condition 15 (Permitted Development) which is attached to the original hybrid planning permission for Land at Hogwood Farm (now known as Finchwood Park) (references O/2014/2179 and 140764).

Condition 15 removes permitted development rights for buildings and structures under Classes A, B, C, D and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, requiring the written consent of the Local Planning Authority. The condition was imposed in order to safeguard the character of the area and the residential amenity of neighbouring properties, in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

The application therefore seeks formal consent for the outbuilding which sits within the residential curtilage of 15 Brambling Grove. The structure is to be used as a domestic office pod ancillary to the main dwelling.

Outbuilding Details

The outbuilding measures 4.0m in width, 3.0m in depth and 2.5m height, with a single pitch roof with a shallow fall to one side.

Further details on the outbuilding can be found within the accompanying documentation.



The outbuilding is sited within the rear garden, is subservient to the main dwelling and has no adverse impact on the character of the area or the amenity of neighbouring properties in terms of overlooking, overbearing impact, or loss of light. Its design and materials are appropriate for a modern domestic outbuilding and align with the objectives of the original planning condition.

The outbuilding also has no impact on the existing parking arrangements.

In accordance with the Biodiversity Gain (Exemptions) Regulations 2024, the biodiversity gain planning condition does not apply in relation to planning permission for development which is the subject of a householder application. Accordingly, no further information is provided in respect of this matter.

Application Documents and Application Fee

The following documents are submitted in support of this application:

- Location Plan
- F24-8070-quote Drawing
- 15 Brambling Grove Photo
- CS-Garden Offices Spec

The application fee of £347 has been paid via the Planning Portal.

We trust that the enclosed plans and supporting documents provide sufficient information to assess the application. Should any further information or clarification be required, we would be pleased to provide this.

Yours sincerely

Tom Lewis

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