

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                            |                                    |
|------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Application Number:</b>                                                                                 | 260585                             |
| <b>Site Address:</b>                                                                                       | 69 Gipsy Lane, Wokingham, RG40 2BW |
| <b>Expiry Date:</b>                                                                                        | 4 May 2026                         |
| <b>Site Visit Date:</b>                                                                                    | 29 <sup>th</sup> April 2026        |
| <b>Proposal:</b> Householder application for the proposed development of single-storey garden outbuilding. |                                    |

| <b>PLANNING POLICY</b>                           |                                                                                                                                                                                                 |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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>CP7 – Biodiversity                                                                                                 |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>TB06 – Development of Private Residential Gardens |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>H12 – Residential development of existing private gardens<br>NE4 – Trees, woodland, hedges and hedgerows                                            |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                 |

| <b>PLANNING HISTORY</b> |                                                                                          |                                             |
|-------------------------|------------------------------------------------------------------------------------------|---------------------------------------------|
| Application No.         | Description                                                                              | Decision & Date                             |
| 08403                   | Single storey extension                                                                  | Approved<br>27 <sup>th</sup> July 1978      |
| 26451                   | First floor extension over garage to provide bedroom                                     | Approved<br>23 <sup>rd</sup> September 1986 |
| 020296                  | Proposed two storey and single storey front extensions to dwelling.                      | Approved<br>27 <sup>th</sup> May 2002       |
| 100829                  | Proposed variation of condition 5 of planning consent F/2002/6284 to allow conversion of | Approved<br>22 <sup>nd</sup> July 2010      |

|        |                                                                                                                                                                           |                                          |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
|        | existing garage to habitable space. Erection of single storey front extension.                                                                                            |                                          |
| 173553 | Application for a certificate of lawfulness for the proposed erection of a pitched roof over existing single storey extension, alterations and additional windows.        | Application Withdrawn<br>25 January 2018 |
| 180235 | Householder application for the proposed alterations to ground floor windows plus erection of new pitched roof over existing single storey rear extension.                | Application Withdrawn<br>12 March 2018   |
| 180566 | Application for a Certificate of Lawfulness for the proposed erection of new pitched roof over existing single storey rear extension.                                     | Refused<br>21 March 2018                 |
| 180700 | Householder application for the proposed alterations to ground floor windows plus erection of pitched roof on existing single storey rear extension (Part Retrospective). | Approved<br>03 May 2018                  |

## CONSULTATION RESPONSES

### Internal

WBC Digital Solutions Scanning- No comments received  
WBC Landscape and Trees- No objection

### External

None consulted

## REPRESENTATIONS

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

## APPRAISAL

**Site Description:** This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Wokingham. The site is surrounded by dwellings that vary in character and design.

**Proposal:** This application seeks permission for the proposed erection of an outbuilding to the rear of the garden. The proposed outbuilding will approximately be 3 meters in depth, 5 meters in width and 2.7 meters in height. The proposed outbuilding will accommodate a home gym and office.

**Planning History:** This application site has had previous applications submitted. Permission was first granted for a single storey extension under reference 08403, approved on 27 July 1978. This was followed by approval for a first-floor extension over the garage to provide a bedroom (26451) on 23 September 1986.

More substantial extensions were subsequently approved, including two-storey and single-storey front extensions under reference (020296), granted on 27 May 2002. A variation of condition associated with that permission was later approved under reference (100829) on 22 July 2010, which allowed for the conversion of the existing garage to habitable accommodation and the erection of a single storey front extension. In 2018, a number of applications were submitted in relation to the roof form and alterations to an existing single storey rear extension. Applications for a Certificate of Lawfulness and related householder proposals (173553 and 180235) were withdrawn, and a subsequent Certificate of Lawfulness application (180566) was refused on 21 March 2018. However, a householder application for alterations to ground floor windows and the erection of a pitched roof over the existing single storey rear extension (part retrospective) was approved under reference (180700) on 3 May 2018.

**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:** Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Gypsy Lane and the surrounding area comprise of a mixture of detached and semi-detached dwellings with no consistent or prevailing architectural style or character. Throughout Gypsy Lane, there have been various examples of extensions and alterations that don't detriment the character of the area, along with multiple households that feature outbuildings to utilise the majority of the plot.

The National Planning Policy Framework (NPPF) and the National Design Code places significant emphasis on the planning system securing good design. NPPF paragraph 131 states that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development"*. Paragraph 139 states that *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

The proposed development comprises of the erection of an outbuilding that will facilitate a home gym and office. The plot is relatively modest in size, with the proposed outbuilding positioned to the side/rear of the garden. By reason of its siting, scale and design, the outbuilding would appear as a sympathetic and subservient addition to the host dwelling.

It is acknowledged from the proposed block plan that the proposed outbuilding will be positioned closely to No. 71 Gypsy Lane. R15 of the Borough Design Guide (BDG) states that buildings must be designed to provide reasonable levels of visual privacy to habitable rooms.

The Borough Design Guide advises a preferred minimum distance of 1 metre between a flank elevation and the boundary. In this instance, the proposed outbuilding would be positioned approximately 0.73 metres from the boundary with No. 71 Gypsy Lane and would therefore not fully adhere with this guidance. However, planning applications must be assessed on their individual merits. In this respect, the submitted block plan indicates that No. 71 Gypsy Lane already contains an outbuilding positioned at a comparable distance from the shared boundary, which provides relevant context when assessing the acceptability of the proposal at No. 69 Gypsy Lane.

Furthermore, the proposed outbuilding would not incorporate any windows within the side elevation facing No. 71 Gypsy Lane and, as such, would not result in overlooking of the neighbouring dwellings primary amenity areas such as gardens.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

**Neighbouring Amenity:** Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed outbuilding is single storey and located to the rear of the garden. As aforementioned, the separation distances do not fully adhere to the Borough Design Guide (BDG) however, the proposal would not overlook any primary amenity areas such as patios or the main parts of neighbouring rear gardens.

Additionally, No. 71 Gypsy Lane also has an outbuilding in a similar position to the proposal. As such, the proposal would not result in a detrimental loss of privacy.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

**Highway Access and Parking Provision:** There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

**Landscape and Trees:** The Council's Tree and Landscape Officer has reviewed this application and noted the following, "*The proposed plot is long and narrow, and the proposed outbuilding will be situated on currently permeable ground, adjacent to the neighbouring outbuilding to the south. The proposed outbuilding's foundation would be comprised of ground screws, which were discussed with the applicant during a 08/04/2026 site visit. There is one semi-mature silver birch that is located in the neighbouring property to the south, however since the foundation is comprised of ground screws, there should be minimal soil and root disturbance to this tree.* Therefore, the Council's Tree and Landscape Officer has no objection to this proposal.

**Ecology:** The application site is situated within an area suited for bat roosts. However, as the proposal does not include works to the main roof, no comments from the Council's Ecologist were deemed necessary.

**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.

**Conclusion:** For all the above, the proposal is acceptable, and the application is recommended for approval.

| RECOMMENDATION              |               |
|-----------------------------|---------------|
| Conditions agreed:          | Not required  |
| Recommendation:             | Approve       |
| Date:                       | 28 April 2026 |
| Earliest date for decision: | 31 March 2026 |

|                                                   |            |
|---------------------------------------------------|------------|
| Recommendation agreed by:<br>(Authorised Officer) | MC         |
| Date:                                             | 30.04.2026 |



**PLANNING CONSTRAINTS/STATUS**

*Insert where relevant*