

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260893
Site Address:	37 Sibley Park Road, Earley, Wokingham, RG6 5UB
Expiry Date:	11 June 2026
Site Visit Date:	21 May 2026
Proposal: Householder application for the proposed erection of an outbuilding for incidental use with the main dwelling.	

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 CC07 – Parking
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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY – no relevant planning history		
Application No.	Description	Decision & Date
n/a	n/a	n/a

CONSULTATION RESPONSES	
Internal	
n/a	
External	
n/a	

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	Raised concern over impact of foundations of adjacent trees - Officer note – while the presence of adjacent trees on the council owned land, Land parcel number BK289184, these are not protected and as such not a material planning consideration.

APPRAISAL

Site Description:

The application site relates to a single detached building comprising of four self-contained residential units, within an established residential cul-de-sac at 37 Sibley Park Road. The property forms part of a modern suburban housing development characterised predominantly by detached two-storey dwellings set with private rear and side garden areas.

The dwelling occupies a corner-style plot with an garden area to the side of the property where the proposed outbuilding is to be positioned. The surrounding area is residential in character with properties of similar scale, appearance and spacing. There are no direct neighbours to the rear of the garden, the space is a council owned land of verdant character, land lying to the east of Elm Lane, Earley.

Proposal Description:

The proposal seeks planning permission for the erection of a single-storey outbuilding with a flat roof within the rear garden of the host building, side garden of the unit.

The proposed structure would measure c.5.9 m (w) x c.4.5 m (d) x c. 2.8 m (h). The building is modest in scale and is intended either storage or home office (conflicting annotations on plans). Notwithstanding this, both uses are considered incidental to the main dwellinghouse and the outbuilding is not proposed as a separate unit of accommodation.

Externally, the outbuilding would be finished in materials similar to the appearance of the host dwelling and wider residential setting.

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 surrounding area is residential in nature and displays a varied arrangement of domestic outbuildings, extensions and boundary treatments.

The proposed outbuilding is located to the rear of the host dwelling at the bottom of the garden where it would not be visible from the public domain.

The proposed outbuilding is modest in scale and single-storey in form. Due to its limited height and flat roof design, the proposal would appear subordinate to the principal dwelling and would not be visible from the public realm therefore not dominating the street scene or surrounding properties.

Moreover the trees on the adjacent council owned land to the rear would provide a further level of screening from the public domain.

Therefore, it is not considered that the proposed outbuilding poses any harm to the character of the area.

Neighbouring Amenity:

Overlooking:

The proposed outbuilding is single story in nature. Openings are limited and positioned to avoid direct overlooking of neighbouring private amenity spaces or habitable room windows.

Given the scale and design of the proposal, no material loss of privacy or overlooking impacts is anticipated.

Loss of Light:

Due to the modest height and single-storey form of the proposed outbuilding, the development is not anticipated to result in any significant loss of sunlight to neighbouring properties.

While the sitting of the structure is close to the boundary, the limited height and c3.45 separation distance from the adjacent dwelling and boundary treatments, ensures that overshadowing impacts would remain limited and acceptable within a residential context.

Overbearing:

The proposed outbuilding is modest in scale and subordinate to the host dwelling. Its flat roof design further reduces its visual bulk and massing.

Given its positioning and limited height, the structure would not appear unduly dominant or overbearing when viewed from neighbouring properties or surrounding garden areas.

Highway Access and Parking Provision:

The proposal does not involve any changes to the existing vehicular access arrangements serving the property.

The outbuilding is intended for incidental domestic use only and has been conditioned as such and is not expected to generate additional vehicular movements or parking demand.

Existing off-street parking provision at the site will remain unaffected by the development.

Residential Amenity Space:

The Borough Design Guide (R16) advises a minimum garden length of 11m, where the space remains usable.

Whilst the proposed outbuilding would result in a reduction in garden depth, a usable private amenity space would remain, with an area of c.60sqm and a minimum depth of c. 8.3m. This is considered sufficient to meet the functional needs of future occupiers.

Landscape and Trees:

The presence of trees are noted on the council owned land adjacent to the proposed, however the trees are not protected by a tree preservation order, and as such are not a material planning consideration.

Conclusion:

Given the limited nature and scale of the development, as well as its minimal impact on the neighbouring dwellings, this development is recommended for approval subject to conditions.

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:	26 May 2026
Earliest date for decision:	24 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	5 May 2026