

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250430
Site Address:	10 Readwin Crescent, Wokingham, Wokingham, RG40 5BD
Expiry Date:	24 April 2025
Site Visit Date:	17/03/2025
Proposal: Householder application for the proposed erection of a rear outbuilding to be used as a home office/garden room (retrospective).	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- Great Crested Newt Consultation Zone Minor

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 CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Building Control – No comments received.
WBC Enforcement – No comments received.
WBC CIL – The proposed development would not be CIL Lialbe.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	8 Readwin Crescent - No objections. 20 Readwin Crescent - The neighbour objects to the height and proximity of the structure, stating it causes significant loss of sunlight and creates an enclosed, oppressive feeling in their garden, which they purchased for its south-facing aspect. Concerns are also raised over the poor visual appearance of the construction facing their property, lack of prior notice, and potential negative impact on property value. The objector requests that the Council assess the structure's compliance with planning regulations and consider adjustments to lessen its impact. <i>Officer comment: While the concern is noted, potential impact on property value is not a material planning consideration and cannot influence the outcome of the application.</i> 16 Readwin Crescent - The neighbour objects to the development on grounds of poor neighbourly engagement, expressing frustration at the lack of prior communication. They are concerned about the visual impact of the black outbuilding, which they believe exceeds the stated 2.5m height, and describe it as visually intrusive when viewed from their garden. <i>Officer comment: The Case Officer has confirmed that the dimensions shown on the submitted plans are accurate.</i> 14 Readwin Crescent - The objector raises concerns about the rear outbuilding's height, suggesting it appears taller than the stated 2.5 metres. Due to a downward slope in their garden, they feel the structure overlooks their property, resulting in a significant loss of privacy. They request that the Council review the height in context of the land levels and consider the impact on neighbouring privacy. <i>Officer comment: As this is a retrospective application, the development was completed prior to the submission. While</i>

	<i>there was no consultation before construction, consultation has been carried out as part of the current application process. The purpose of the current application is to allow the Local Planning Authority to assess the development against relevant planning policies, including any impact on neighbouring amenity.</i> Objections have been addressed within the officer's report.
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APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established housing estate. The surrounding area is characterised by detached, and semi-detached and terrace properties set in discernible groupings which are distinguished by repeated house type

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:

This application seeks retrospective permission for the erection of a rear outbuilding situated within the far rear garden area of the application site. The outbuilding measures 7.5 metres in length, 3.6 metres in width with a height of 2.5 metre and incorporates a flat roof design. Given that the outbuilding is not perceivable from the street scene, with only marginally views available from the side entrance gap, the proposal does not adversely impact the character of the area.

The structure would appear as a modern subservient outbuilding and whilst the material pallet does not match the main property, it does not adversely impact the character and appearance of the area. Modern designed outbuildings with a different material pallet are not uncommon features within suburban back gardens.

Neighbouring Amenity:

Overlooking:

Taking into account the difference in ground levels between the application site and the neighbouring property to the west at No. 14 Readwin Crescent, it is considered that the existing boundary fencing provides adequate screening. As such, it is sufficient to mitigate any detrimental overlooking or loss of privacy for this property, as well as for other surrounding neighbouring dwellings.

Loss of Light and Overbearing:

Concerns have been raised from the occupier of 20 Readwin Crescent on the grounds that the structure restricts sunlight to their rear garden area. However, given the structure's limited single height (2.5 metres) and separation from neighbouring windows and main amenity areas, it is not considered that the structure raises any material loss of light or overshadowing concerns to any neighbouring property

Amenity Space:

The application site has a rectangular shaped rear garden with a depth of approximately 11.6 metres (when measured from the main rear wall). The proposed single storey rear extension would reduce the rear garden depth to approximately 7 metres. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space.

However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character. It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	Approval
Date:	22 April 2025
Earliest date for decision:	20 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	01.05.2025