

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250400
Site Address:	25 Samborne Drive, Wokingham, RG40 1GF
Expiry Date:	16 April 2025
Site Visit Date:	26 February 2025
Proposal: Householder application for the proposed erection of an outbuilding to rear.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Strategic Development Location
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB23 – Biodiversity and Development
Joint Minerals and Waste	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM14 - Ancillary development

Plan (JMWP)	DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document South Wokingham SDL SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	One letter of support.

APPRAISAL

Site Description:

The application site consists of a two-storey detached dwelling located on an end plot of Samborne Drive, Wokingham. The site has an unconventional layout with the property fronting a public walkway and the principal elevation facing away from Samborne Drive. The garden is located to the side of the property which borders the walkway to the front of the site and the rear garden of no.76 William Heelas Way.

The application site is part of the South Wokingham Strategic Development Location (SDL) site. Properties on Samborne Drive are similar in design and appearance. Typical materials include brick, hung tiles, tile and lead roofs and include traditional features with modern elements such as box bay windows finished in grey uPVC.

Proposal:

This application seeks approval for the erection of a detached outbuilding with a flat roof form which would be located in the southern corner of the garden. The outbuilding would incorporate a set of patio doors and one high level window and would be constructed from woodgrain vinyl cladding and a steel panel roof.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The host dwelling is located on the end plot of Samborne Drive opposite the Samborne Drive Playground area and adjacent to an area of public open space and public footpath. The application proposes a detached single-storey outbuilding located in the southern corner of the site.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The proposed rectangular shaped outbuilding would measure approximately 3.08m in length, 2.62m in width and 2.5m in height and would have a flat roof form. The outbuilding would be sympathetically positioned in the southern corner of the site and is not of such an excessive size that would adversely impact the existing open character of the garden. The outbuilding would be of a modest height and would be surrounded by a high-level brick and timber fence and as such, would have limited visible impact upon the landscape.

Although there would be some views of the roof from the footpath to the front of the site, the location of the outbuilding would be set back more than 8m from the adjoining principal building line of no.76 William Heelas Way. Therefore, views of the development would largely be obscured when traversing from west to east along the footpath by the built form of the adjoining property. Given this, and the relatively small scale of the proposed development, it is considered that the scheme would not detrimentally impact the character of the host dwelling or local area.

The proposed woodgrain vinyl cladding would be sufficiently in-keeping with surrounding timber framed garages within the SDL development and are acceptable.

Neighbouring Amenity:

Overlooking:

There is one set of patio doors proposed in the front elevation of the outbuilding which would face westwards towards the flank wall of the host dwelling. There are no neighbours to the west or south of the site and no.76 William Heelas Way would be located behind the outbuilding. Therefore, there would be no views of this neighbour from the proposed doors. There is one high-level window proposed in the eastern elevation of the outbuilding. This would face directly towards the flank wall of the closest neighbour which contains no windows.

Therefore, the erection of the outbuilding would cause no detrimental loss of privacy impact to neighbouring amenity.

Loss of Light & Overbearing:

The outbuilding would be positioned approximately 0.5m from the eastern shared boundary and between 0.8m and 1.4m from the southern site boundary. To the east of the site is the side boundary of no. 76 William Heelas Way. The outbuilding would only marginally extend beyond the existing rear building line of the adjoining neighbour and approximately 1.64m from the flank wall. Due to the location and single-storey nature of the outbuilding, there would be no adverse overshadowing or overbearing impacts generated by the proposal.

Landscape and Trees:

The Council's Landscape and Trees officer was consulted and raised no objection to the proposal. They commented:

"The site is within a modern housing estate, it is to the east of Area Tree Preservation Order (TPO) 1336/2010 A3. Growing within this area on the other side of the walkway, to the west of the site, is an oak classified as Notable no.44930 on the Ancient Tree Inventory. Trees that were planted for amenity as part of the housing development grow in the space outside the side boundary brick wall, but inside the curtilage of the plot. A birch tree grows to the north of the rear garden.

The TPO, birch and notable trees will not be impacted by the scheme as they are not proximate. The newly planted trees are juvenile and will not yet have extensive roots in the area the building is proposed. In this way there will be no undue harm to the trees.

At 2.5m high and being of a discrete mass and scale the outbuilding will offer scant public views as it is set back behind the brick boundary wall, green space and footpath. Its modern design will integrate into the neighbouring built forms. Overall, I suggest it will not harm the character of the area".

Highway Access and Parking Provision:

The proposed outbuilding would serve a home office. The existing parking arrangements will not be impacted by the development and are acceptable.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space. A relatively small corner of the garden would be lost to facilitate the development; however, the remaining garden would retain an approximate 10.4m length and would provide adequate useable space for a family sized home.

Conclusion:

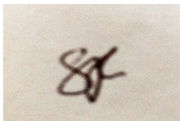
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Approve
Date:	9 April 2025
Earliest date for decision:	13 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10.4.25