

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250524
Site Address:	Elmhurst, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP
Expiry Date:	1 May 2025
Site Visit Date:	29.04.2025
Proposal: Householder application for the proposed erection of a single storey outbuilding for ancillary use.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Green Routes and Riverside Paths
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Green Routes and Riverside Paths Consultation Zone

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL

PLANNING HISTORY

Application No.	Description	Decision & Date
33418	Demolition of existing garage and erection of double detached garage	Approved – 4 July 1989

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

WBC Landscape and Trees – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council

Shinfield PC – concerns over size of outbuilding and protection of trees.

Ward Member(s)

No comments received

Neighbours

One objection received summarised below with officer comments in *italics*:

1. Proximity and Overshadowing

2. Noise and Privacy

Points 1 and 2 will be assessed in the report below

3. Drainage and Waste

The kitchenette has been removed from the plans, drainage will be covered in the report, waste disposal is not a material consideration and will be dealt with by building control

4. Fire Risk

Fire risk is not a material concern and will be dealt with by building control

5. Surface Water Drainage

As mentioned previously this will be covered in the officer report

6. Inconsistency with Area

This will be covered in the officer report under the character of the area section

7. Future Use

In the event of approval, the use of this outbuilding will be secured by a condition included in the decision notice

8. Impact on Trees

This will be covered in the officer report and has been assessed by the WBC Trees and Landscape officer

APPRAISAL

Site Description:

This site relates to a two-storey semidetached dwelling in the modest development location of Spencer's Wood. The site has a deep rear garden, of which the development would be positioned at the very rear.

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:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

This application seeks permission for the erection of a rear outbuilding situated within the far rear garden area of the application site. The outbuilding measures 8.5 metres in width, 3.5 metres in depth with a height of 2.8 metre at its lowest and 2.9 metres at its highest, incorporating a pitched roof design. Given that the outbuilding is not receivable from the public realm, with only marginally views available from the side entrance gap, the proposal does not adversely impact the character of the area

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The proposed outbuilding is set 0.5m away from the neighbouring boundary to the rear. Although this is less than the recommended distance of 1 metre given in the Borough Design Guide, it is deemed to be acceptable in this instance as it well away from any dwellings and is partly screened by a neighbouring outbuilding. The outbuilding is single storey and hence there are no concerns on loss of privacy to neighbours. The height of the outbuilding is within the 3-metre limit set for a development within 2 metres of a boundary, hence there are no overbearing or loss of light concerns.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and has no objections subject to the condition that the outbuilding remain ancillary to the main dwelling. This condition will be included on the decision notice.

Flooding and Drainage:

This proposal is in Flood zone 1 and has a low risk of surface water flooding. Hence there are no concerns on the impact of flooding and drainage.

Landscape and Trees:

The WBC Landscape and Trees officer and has no objections subject to the protection of the rooting area of a third-party tree (T1 on the plans) which is of some public amenity value. To ensure this, a condition has been included on the decision notice that ensures the use of ground screws as opposed to full concrete foundations.

Other matters:

Revised plans were received on 24/4/25 which clarified the location of the bathroom facilities and confirmed that there was to be no kitchen or kitchenette installed in the outbuilding. The applicant also confirmed that the outbuilding would be used ancillary to the main dwelling, for use by the applicant's mother. A close connection would be maintained with the main dwelling through shared facilities in the form of a kitchen. A condition has been added to the planning decision to ensure that the outbuilding remains ancillary to the main dwellinghouse and is not used, sold or sub-let as a separate dwelling. An additional condition has been added that prohibits the installation of any cooking facilities in the outbuilding, this is to further secure its reliance on the main dwelling.

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:	Yes/No/Not required
Recommendation:	
Date:	
Earliest date for decision:	27 March 2025

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