

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253134
Site Address:	Brook Farm, Barkham Street, Barkham, Wokingham, RG40 4PH
Expiry Date:	5 March 2026
Site Visit Date:	8 October 2025
Proposal: Full application for the erection of 1 no. outbuilding for Class E nursery use. (Retrospective)	

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 CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM7 - Conserving the Historic Environment DM9 - Protecting Health, Safety and Amenity DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE5 – Landscape and design DH1 – Place making and quality design DH5 – The historic environment
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

	Sustainable Design and Construction Supplementary Planning Document Barkham Village Design Statement
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PLANNING HISTORY

Application No.	Description	Decision & Date
251824	Application for a certificate of existing lawful development for change of use of the land and the construction of 2no. buildings and use of these buildings for a childminding/nursery business (Use Class E(f)).	Approved 24/10/2025

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received
WBC Highways – Request further information. *Officer comments: This is addressed within the main report below.*
WBC Landscape and Trees – No objection
WBC Health and Wellbeing – No comments received
WBC Built Heritage Officer – No objection
WBC Education (School Place Planning) – No comments received
WBC Ecology – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	Two neighbours have commented in support of this application.

APPRAISAL

Site Description:

The application site is located within designated Wokingham countryside on Brook Farm which comprises of several buildings that share a parking forecourt. The outbuildings here form part of the childcare / day nursery business that operates on the site. The site is also located within the Barkham Church & Manor Area of Special Character.

Description of Development:

This application seeks permission to erect a timber clad outbuilding to provide additional space to support the nursery. The outbuilding/cabin has a maximum height of 2.6 metres, and measures 5m x10m.

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 outside of settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that proposals outside of development limits will not normally be permitted except where it does not result in an inappropriate increase in scale, form or footprint of the original building. 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 CP11 of the Core Strategy states that development in the countryside will not normally be permitted except where it does not lead to the significant encroachment or expansion away from the existing buildings. The proposed outbuilding is sited adjacent to the existing larger outbuilding on site, and it is also set back from the highway by approximately 14.7 metres. Given the existing high fencing and hedgerows along Barkham Street, the proposed outbuilding would largely be obscured from the public realm, and this demonstrates that there would be no significant harm to the Area of Special Character or the wider character of the area. Additionally, by being sited next to an existing outbuilding, and by being closer to the road than the other outbuildings, the proposal demonstrates that it is not expanding away from the existing development, and neither is it expanding further into the open countryside. The outbuilding is found as being well contained within the site, and as such it is deemed that it complies with CP11 of the Core Strategy.

It was noted on the case officer's site visit that a concrete pad / foundation has been laid to the north of the outbuilding subject to this application. The concrete pad was not identified on the submitted block plan, and it is therefore unclear as to what the intention is for the concrete pad. The applicant should be aware that further outbuildings may likely have an adverse cumulative impact on the countryside setting, and therefore the Council advise that planning permission is sought prior to the erection of further outbuildings.

Neighbouring Amenity:

The proposed outbuilding is sited 1.5metres from the boundary with Stable View to the south. Given the single storey nature of the outbuilding there are no concerns on neighbouring amenity grounds relating to loss of light or overlooking. In terms of overbearing, guidance in the Council's Borough Design Guide states that development that is within 2 metres of a boundary should have a height of no more than 3 metres. The outbuilding has a maximum height of 2.6 metres, and this shows compliance with the guidance relating to overbearing, and as such, no concerns are raised on these grounds.

Highway Access and Parking Provision:

The Council's Highways Officer requested clarity as to whether the proposed outbuilding was required to facilitate any changes in the number of children at the nursery or changes in the operating hours.

It has been confirmed that there will be no changes to the to the operation hours, and for pupil number there has been a marginal increase in capacity of approximately 4.5%. Given the minor nature of the increase, Highways are satisfied that this would not result in any significant impact on the parking provision on site, and as such they have no objection to the proposal.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

Community Infrastructure Levy (CIL):

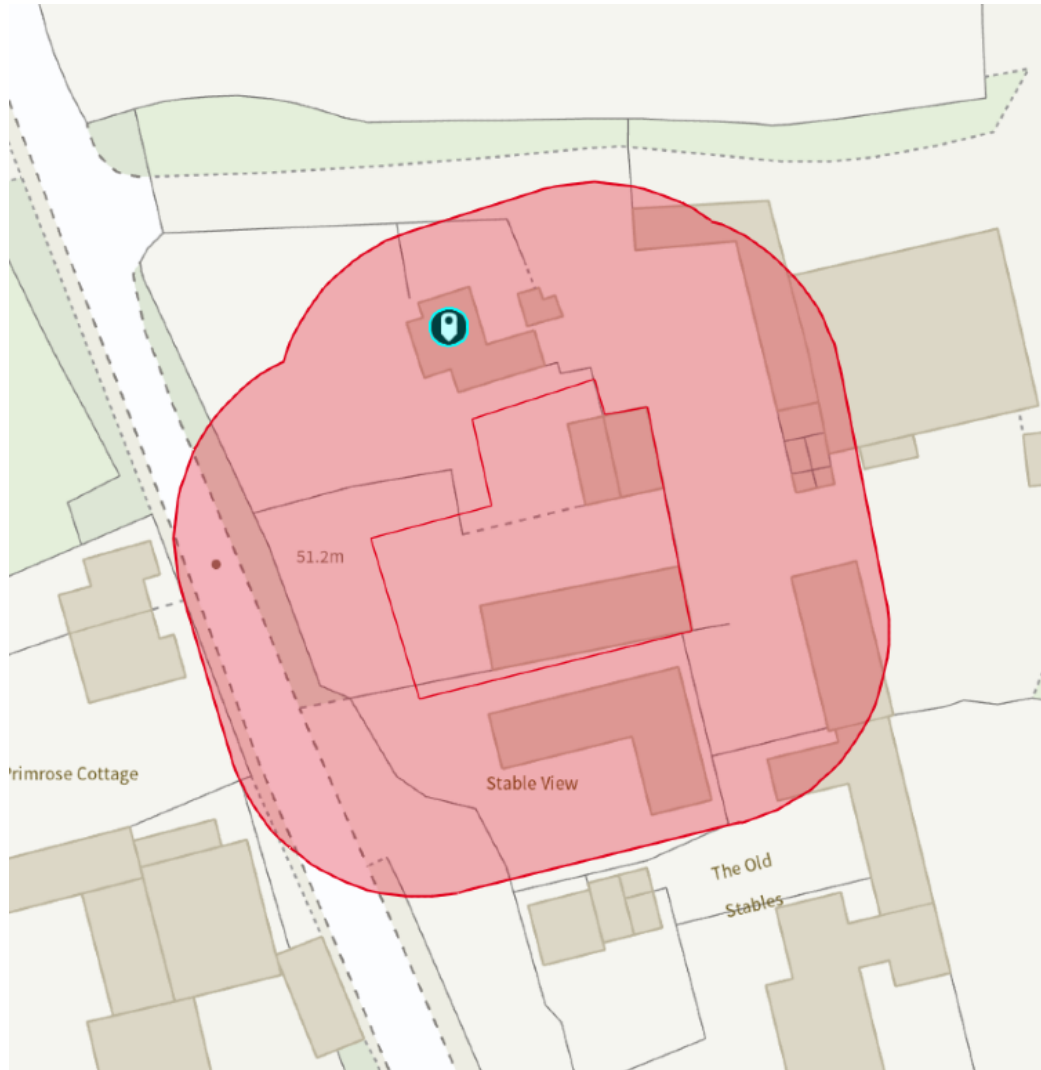
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	27 February 2026
Earliest date for decision:	29 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	27/02/26

PLANNING CONSTRAINTS/STATUS



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Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Special Character Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Area of Special Character	Barkham Church & Manor, Barkham

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	SM966	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	SN966	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	SN967	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-es=11401&location=479935,165401%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Arborfield Cross and Barkham Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
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1	Barkham & Arborfield Ward	0 m
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Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Barkham CP	0 m