

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                       |                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                            | 252480                                             |
| <b>Site Address:</b>                                                                                                                                                                                  | 30 Glover Crescent, Arborfield, Wokingham, RG2 9TS |
| <b>Expiry Date:</b>                                                                                                                                                                                   | 9 December 2025                                    |
| <b>Site Visit Date:</b>                                                                                                                                                                               | 20 November 2025                                   |
| <b>Proposal:</b> Householder application for the proposed erection of a detached single-storey outbuilding within the rear garden, plus the installation of a 2.4 metre timber fence. (Retrospective) |                                                    |

### **PLANNING POLICY**

|                             |                                                                                                                                                                                                               |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                         |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP6 – Managing Travel Demand<br>CP9 – Scale and Location of Development Proposals<br>CP11 – Proposals Outside Development Limits |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking                                                                                                        |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                                                                                                                          |

### **NO RLEVANT PLANNING HISTORY**

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Highways – No objection subject to a condition  
WBC CIL – No comments

#### **External**

None

### **REPRESENTATIONS**

|                     |                      |
|---------------------|----------------------|
| Parish/Town Council | No comments received |
| Ward Member(s)      | No comments received |
| Neighbours          | No comments received |

### **APPRAISAL**

The application site forms part of a recently developed residential estate in Arborfield. The proposal seeks retrospective planning permission for an outbuilding positioned

along the rear boundary of the plot, plus the installation of a 2.4-metre-high timber fence along the southwestern boundary, between the rear of the dwelling and the outbuilding.

**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 lies outside defined settlement boundaries and is therefore assessed against Policy CP11 of the adopted Core Strategy, which seeks to restrict development in the countryside. Under CP11, proposals beyond development limits are only acceptable where they meet specific exemption criteria, namely:

- They do not result in excessive encroachment or expansion away from the original buildings.
- They do not cause inappropriate increases in the scale, form, or footprint of the original building.

Although the site is technically outside settlement boundaries, it forms part of the Arborfield Garrison Strategic Development Location (SDL), a recently constructed residential estate. Its character is therefore more consistent with a suburban setting than a traditional rural environment.

Notwithstanding the above, in applying CP11, the proposed outbuilding is clearly subordinate to the main dwelling in terms of scale and massing. While positioned toward the rear of the garden, its location does not represent an excessive encroachment into open countryside. The structure sits within the established domestic curtilage, surrounded by other residential gardens enclosed by close-boarded fencing. As such, the development does not harm the rural visual amenity or compromise the openness of the surrounding area. The proposal is therefore considered compliant with Policy CP11 of the Core Strategy.

**Character of the Area:** The outbuilding is positioned at the far end of a relatively long, narrow rear garden, behind the host dwelling. It occupies a modest footprint and height, and as stated above, is clearly subordinate to the scale and form of the host property. Its location within the rear garden ensures that it does not intrude upon wider public views or adversely affect the established character of the surrounding area.

Although the replacement fence is more visually prominent than the previous boundary treatment due to its increased height, it does not materially alter the overall character or contribution of the site's enclosure. Like the outbuilding, the fence remains largely screened from Glover Crescent and therefore has minimal street presence.

Consequently, the retrospective development is considered to have an acceptable visual impact and is compliant with Core Strategy Policies CP1 and CP3.

**Neighbouring Amenity:** Given the modest height of the outbuilding and its siting away from neighbouring dwellings, any impact on surrounding properties in terms of loss of light or overbearing presence is considered negligible.

Regarding the replacement fence, this is located adjacent to the southern footpath. The additional height, when compared to the pre-existing boundary treatment, is sufficiently mitigated for No.32 by the separation between the sites and does not result in an unacceptable amenity impact.

**Highway Access and Parking Provision:** The Highways Officer has raised no objection, subject to a condition that the outbuilding remains ancillary to the main dwelling. However, given the modest scale and domestic nature of the development, it is considered that such a condition is unnecessary in this instance.

**Conclusion:** For all the above, the proposal is acceptable, and the application is recommended for approval.

**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 November 2025 |
| Earliest date for decision: | 18 November 2025 |

|                                                   |                                                                                     |
|---------------------------------------------------|-------------------------------------------------------------------------------------|
| Recommendation agreed by:<br>(Authorised Officer) |  |
|---------------------------------------------------|-------------------------------------------------------------------------------------|

|              |                         |
|--------------|-------------------------|
| <b>Date:</b> | <b>26 November 2025</b> |
|--------------|-------------------------|

## PLANNING CONSTRAINTS/STATUS

- *Countryside*
- *Strategic Development Location (Arborfield Garrison)*