

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251667
Site Address:	5 Lincoln Gardens, Twyford, Wokingham, RG10 9HU
Expiry Date:	8 September 2025
Site Visit Date:	20 August 2025
Proposal: Householder application for the proposed partial conversion of the existing garage and alterations to roof.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS

WBC Highways	No comments
WBC CIL	No comments received
WBC Neighbourhood Planning	No comments received

APPRAISAL

This application seeks planning permission for the partial conversion of the existing garage, plus the modification of the roof form to the existing flat roofed components of the existing property.

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: The conversion of the garage would be facilitated by the removal of the existing garage door and the addition two new doors with associated fenestration. These minor changes would not detract from the appearance of the site, nor have an unacceptable impact on the street scene.

The modification of the roof comprises the replacement of the existing flat roof, plus the introduction of a false pitch to the front of the existing garage. Similarly to the conversion of the garage, the scale of the proposed changes would not give rise to any significant effect upon the character of Lincoln Gardens.

In summary, the proposal would have an acceptable visual impact and would comply with policies CP1 & CP3 of the Core Strategy in this respect.

Neighbouring Amenity: Due to the modest scale of the external alterations, there would be no harm to the amenities of neighbouring residents as a result of the development.

Highway Access and Parking Provision: The proposal would not result in any additional habitable rooms and therefore would have no impact in respect of the councils parking standards. The garage is to be partly converted, however, it not considered that this would represent a significant loss of parking, as the garage does not meet the councils' current standards for the parking of a car. The remaining level of driveway parking is considered acceptable 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, 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:	28 August 2025
Earliest date for decision:	6 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28/08/25

PLANNING CONSTRAINTS/STATUS

Major Development Location of Twyford