

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261459
Site Address:	15 Pearson Way, Woodley, Wokingham, RG5 3QH
Expiry Date:	16 August 2026
Site Visit Date:	17 July 2026
Proposal: Householder application for the proposed conversion of existing garage to create habitable accommodation plus changes to fenestration.	

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- Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
992432	Proposed Erection Of Detached Dwelling	Refused

		11 th November 1999
032057	Proposed erection of detached two bedroom dwelling .	Refused 15 th July 2003
041723	Proposed erection of one dwelling and garage. Amendment to consent F/2003/9324.	Approve 14 th December 2004
100240	Proposed erection of a single storey rear extension to dwelling to form conservatory.	Approve 18 th February 2011

CONSULTATION RESPONSES

Internal

WBC Highways- See main body of report.

External

N/A

REPRESENTATIONS

Parish/Town Council	The Town Council's Planning & Community committee have considered this application and no objections
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is located on Pearson Way within the major development location of Woodley. The existing building is a detached building.

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, within the major development of Woodley 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:

CP1 of the Core Strategy requires the proposed garage conversion to create habitable accommodation plus changes to fenestration to maintain or enhance the high quality of design.

CP3 of the Core Strategy requires the proposed garage conversion to create habitable accommodation plus changes to fenestration to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The proposed garage conversion poses no detrimental harm to the character of the area as there are no other garages along the street and therefore this does not cause any harm on the street scene. The conversion will form the visual appearance of a subservient addition to the house which positively interacts with the street scene.

Neighbouring Amenity:

CP3 says the proposed garage conversion should not have any detriment to the amenities of adjoining land users including open spaces or occupiers' quality of life.

Overlooking:

The proposed garage conversion would not introduce a harmful outlook across any neighbouring properties and therefore there are no concerns with regards to overlooking or any loss of privacy.

Loss of Light:

The proposed garage conversion would be aligned with the existing garage, therefore there are no concerns raised with regards to loss of light, therefore there are no concerns raised to loss of light.

Overbearing:

The proposed garage conversion would be aligned with the existing garage and would not introduce any overbearing issues; therefore no concerns are raised with regards to overbearing.

Highway Access and Parking Provision:

The proposed development involves the conversion of the site's existing internal garage, which falls far below the Council's parking standards for an internal space (6 x 3 metres). As such, the existing garage space cannot be counted as a full parking space, and is instead viewed as 0.5 of a parking space since smaller vehicles could reasonably utilise the existing garage for parking purposes.

The site's existing front driveway is also uniquely shallow when compared with surrounding properties, to the point that there is insufficient space to park a car vertically outside of the dwelling/garage (4.6 metres deep, minimum requirement is 5 metres). As such, the site's existing driveway only has sufficient space to park one vehicle horizontally (as seen on the proposed plans).

In the context of the above, the proposed garage conversion would not significantly affect the existing parking provision of the site. On-street parking is also very prevalent along the street as an alternative for visitors.

Whilst a dwelling of this size requires two spaces as per the Council's Parking Standards, this was not readily achievable prior to the current proposal. Therefore, on balance, the loss of 0.5 parking spaces is considered acceptable in the context of the application proposals.

Landscape & Trees:

The existing hedge is to be cut to create a 2m visibility splay for parking. There is a minor loss of hedge however it is not impactful. The hedge is unprotected so would not require permission otherwise.

Amenity Space:

The proposed garage conversion would not adversely harm the usability of the site's rear amenity space for the current and future occupiers.

Conclusion:

In conclusion, the proposed garage conversion would not detrimentally harm the character and appearance of the area, would not harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it 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:	30 July 2026
Earliest date for decision:	13 July 2026

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	30.07.26

PLANNING CONSTRAINTS/STATUS
Insert where relevant