

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260297
Site Address:	67 London Road, Twyford, Wokingham, RG10 9EJ
Expiry Date:	22 April 2026
Site Visit Date:	17/03/2026a
Proposal: Householder application for the proposed conversion of the existing attached garage to habitable accommodation with an increase in the roof height/raised roof line, alongside alterations to fenestration, and the formation of a front parking/hardstanding area.	

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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH4 – Advertisements and signage DH5 – The historic environment

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Conservation Area leaflet.
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PLANNING HISTORY

Application No.	Description	Decision & Date
260276	Application for a certificate of lawfulness for the proposed erection of a detached outbuilding ancillary to the dwelling house.	Awaiting determination.
1384/73	Replacement garage	21/09/1973

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received.
WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a two-storey detached property located on the northern side of London Road. The immediate area is predominantly characterised by detached properties of varying design and appearance, while a wider mix of residential and commercial buildings can be found to the west towards Twyford town centre.

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 application site is located within The Twyford Conservation Area which is focused on the High Street and London Road. The High Street in particular retains many historic buildings some of which reflect the village's agricultural past.

The proposal involves the removal of the existing rear garage door and its replacement with a set of windows, along with alterations to the arrangement of rear windows on the garage and the raising of the roof of the single-storey rear projection.

The proposed windows reflect the design and proportions of the existing colonial-style windows on both the garage and the main dwelling, thereby preserving the character of the property. The works are modest in scale and, due to their rear location, would not be readily perceptible from the public realm. As such, this element of the proposal would not have an adverse impact on the character of the area or the Twyford Conservation Area.

The proposal also seeks to convert part of the front garden into a gravel driveway, allowing the existing rear tarmacked parking area to be returned to garden space. This arrangement would not appear out of keeping within the residential context, where many properties feature hardstanding to the front. Moreover, the submitted block plan demonstrates that the front boundary hedgerow would be retained in the interests of visual amenity. Accordingly, this element of the proposal would not have an adverse impact on the character of the area or the Twyford Conservation Area.

Neighbouring Amenity:

Given the modest scope of proposed works, no overlooking, loss of light or overbearing impacts would arise.

Highway Access and Parking Provision:

The three new off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

Ecology:

The site is located within a habitat where bat roosts have previously been identified within the borough. Whilst the proposal includes modifications to the roof of the single-storey rear extension, this structure has a flat roof with no roof void and is therefore unlikely to provide suitable conditions for bat roosting.

As such, the likelihood of bats being affected by the proposed development is considered negligible, and a bat survey is not deemed necessary. Nevertheless, an informative will be included to advise the applicant of their legal obligations in respect of protected species.

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:	Approval
Date:	27 March 2026
Earliest date for decision:	23 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27.03.2026