

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260442
Site Address:	8 Tabby Drive, Three Mile Cross, Wokingham, RG7 1WP
Expiry Date:	22 April 2026
Site Visit Date:	13 April 2026
Proposal: Householder application for proposed part garage conversion and garage extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location –
Three Mile Cross
Bat Roost Habitat Suitability

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List South of M4 SDL SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
072458	Outline application for the proposed residential development (C3 Use) at a minimum of 30 dpha, plus creation of new vehicular accesses, footpath links, cycleways and public open	Approve 25 th February 2008

	space.	
102544	Reserved Matters application pursuant to Outline consent O/2007/2268 for the erection of 272 dwellings. (Approval of the details of the siting, design (including floor space, height, massing, internal layout and refuse storage and disposal facilities), and external appearance of the building(s), the means of access thereto and the landscape treatment of the site).	Approve 21 st October 2011

CONSULTATION RESPONSES

Internal

None

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A detached dwelling in the residential area of Spencers Wood. The detached double garage is set back from the principal elevation and faces the highway. The garage is shared between 8 Tabby Drive and 1 Sika Gardens.

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.

Proposal: The single storey front extension to the shared double garage will measure 2m in depth, 3m in width and 3.6m in height with a gable detail to the roof. The no. 1 garage space within the red line will retain adequate internal space to park one vehicle and measure 6m in length. The depth of the part garage conversion at the rear will measure approximately 2m and facilitate a bathroom with a door into the

rear garden.

Procedural Matters

A revised Proposed Elevation Plan was received by the Council on 21st April 2026, and a Revised Proposed Site Plan was received by the Council on 24th April 2026, and after the consultation date had ended. However, the revised proposed plans showed minor amendments to the design. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is a new residential development of detached semidetached and terraced dwellings of similar age and varying architectural designs. Properties have open plan front gardens and driveways for off street parking. Detached garages have a hip roof and there are no other examples within proximity of the application site of front garage extensions with a gable detail.

In this case, the front garage extension would be set back approximately 8.6m from the principal elevation and set down from the main roof of the garage by approximately 1.3m.

Therefore, it would not be overly prominent in the street scene or disrupt the rhythm of buildings and gaps between them along the street frontages.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The proposal would not increase overlooking or loss of light to neighbour amenity and would not have an overbearing appearance given that neighbouring occupants would still have access to private space. The applicant has confirmed that integrated guttering will be used and there would be no overhang into the neighbouring plot.

Therefore, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 2 parking spaces are required following development for a 4 or more-bedroom dwelling with a 0.3 requirement for a visitor space

The applicant does not propose to increase the numbers of habitable rooms and proposes 3 no. parking spaces within the red line of the boundary. The garage space will be retained, albeit with a modified layout due to the extension and part conversions. The driveway will be shortened due to the proposed extension and be approximately 10.8m in length. Manual for Streets states dimensions of 4.8 x 2.5 for Perpendicular (driveway) parking. Therefore, the driveway will accommodate two vehicles. There are no parking restrictions on the road. The level of remaining parking is considered sufficient for the site.

The proposed extension would “tunnel-in” the neighbouring driveway to some limited degree. However, this would be limited, and vehicles would still be able to open doors and load and offload. The development does not detrimentally compromise the useability of the neighbouring driveway or garage.

Ecology: The application site is in an area designated a suitable habitat for bat roosting. However, a bat survey is not required in this instance as the garage extension is of limited scale and would not impact the roof of the main dwelling.

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:	Yes
Recommendation:	Approve
Date:	24 April 2026
Earliest date for decision:	20 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	27.04.2026
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