

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252500
Site Address:	548 Wokingham Road, Earley, Wokingham, RG6 7JB
Expiry Date:	9 December 2025
Site Visit Date:	20 November 2025
Proposal: Householder application for the proposed erection of a detached single storey garage, following the demolition of the existing garage. (retrospective)	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
251796	Application for a certificate of lawfulness for the proposed erection of a detached garage following demolition of existing pre-fab garage.	Refused: September 2025
232427	Householder application for the proposed first floor front extension, removal of front and rear roof dormers. Addition of 2 No roof lights to the main roof, additional window to front gable, erection of a two storey rear extension with Juliet balcony, conversion of the garage to create habitable accommodation and erection of a detached single garage along with changes to fenestration, following demolition of the existing carport and demolition of existing conservatory.	Approved: November 2023
222882	Householder application for the proposed two storey front extension, single storey rear extensions following demolition of existing conservatory, conversion of existing garage to habitable accommodation, insertion of 2 no. rear dormer windows, insertion of 2 no. front rooflights	Approved: November 2022

	following removal of front dormer window, erection of detached, single storey garage following demolition of existing carport and changes to fenestration.	
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CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to a condition
WBC Landscape and Trees – No comments
WBC CIL – No comments

External

None

REPRESENTATIONS

Earley Town Council	No comments received. The Town Council requested an extension to submit comments until 10th of December; however, this could not be accommodated as the date falls outside the statutory eight-week determination period.
Ward Member(s)	No comments received
Neighbours	One letter received requesting a scale bar is added to the proposed drawings. (<i>Officer note: The submitted drawings include the correct scale, and measurements have been verified using this scale</i>)

APPRAISAL

The application site lies within a residential area of Earley and is currently occupied by a 1.5-storey dwelling set on a generous plot. The property benefits from an extant permission for enlargement works. This proposal seeks retrospective planning consent for the erection of a detached double garage positioned on the western side of the site.

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: In accordance with the Borough Design Guide Supplementary Planning Document (2012), garages should not be positioned within front gardens or project forward of the principal building line. The garage is located to the side of the property and therefore complies with this guidance.

The purpose of this guidance is to ensure that such structures do not become visually dominant, disrupt the coherence of the street scene, or adversely affect the established pattern of development. In this case, the outbuilding has replaced an existing structure on a similar footprint. While the replacement garage is larger than the original, the increase in size is not significant enough to result in a harmful visual impact. The plot is sufficiently spacious to accommodate the garage without appearing cramped or incongruous.

Overall, the retrospective development represents a subservient addition to the site and is considered to comply with Core Strategy Policies CP1 & CP3.

Neighbouring Amenity: Due to its modest eaves height and the separation from the adjoining property, the garage does not give rise to any unacceptable impact on neighbouring amenity.

Flooding and Drainage: The application site is located within Flood Zone 1. The Drainage Officer has requested the submission of further draining details via condition, however, due to the limited scale of the proposed development, it is not considered that the condition is proportionate.

Conclusion: For all the above, the development 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:	24 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27/11/25

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Earley*