

PLANNING STATEMENT

Town and Country Planning Act 1990 (as amended)

Site:

15 Pearson Way, Woodley, Reading, RG5 3QH

Development Proposal:

Bricking-up existing garage door, and installation of a new window to the front elevation at ground floor level, in connection with the conversion of the existing garage into a habitable room.

Local Planning Authority:

Wokingham Borough Council

Applicant:

Mr. Anjum Chaudhry

Agent:

Sikandar Ali

Planning Consultant – SA Associates

Date:

19 June 2026

Site and Proposal

This application relates to an existing two-bedroom dwellinghouse located within the Loddon Ward of Wokingham Borough Council. The dwelling was originally granted planning permission in 2004 and subsequently constructed circa 2005. A rear conservatory extension was later approved and completed in 2011.

The proposal seeks permission to convert the existing integral garage into additional habitable accommodation to be used by the family as a dining room, study and home office. The conversion is entirely internal in nature, with the only external alteration comprising the replacement of the existing garage door with a window and matching brickwork beneath. No alterations are proposed to the first floor and the dwelling will remain as a two-bedroom family home.

Parking and Highway Considerations

The property benefits from adequate off-street parking provision on the existing front driveway. The driveway is partly hard surfaced and partly finished with decorative gravel and is capable of accommodating at least two vehicles independently of the garage. As such, the proposal will not result in any loss of parking provision and sufficient off-street parking will remain available to serve the dwelling.

The proposal is therefore not expected to give rise to any adverse highway safety or parking impacts.

Residential Amenity

The dwelling benefits from a generous rear garden measuring approximately 76 square metres. The proposal does not involve any extensions or alterations that would reduce the existing private amenity space available to occupants.

As the works are confined to the existing building envelope, there will be no impact upon neighbouring properties in terms of overlooking, loss of privacy, overshadowing or loss of light.

Design and Character

The proposed external changes are limited to replacing the garage door with a window and matching brickwork. The design has been chosen to integrate with the existing dwelling and to ensure that the appearance of the property remains in keeping with the surrounding street scene.

Given the limited nature of the alterations, the proposal will not appear incongruous or result in any harm to the character or appearance of the dwelling or the wider area.

The site does not lie within a Conservation Area, an Area of Special Character, or any other designated heritage area. Consequently, no heritage assets will be affected by the development.

Planning Policy Assessment

The proposal represents a modest and appropriate alteration to an existing family dwelling. The conversion makes efficient use of existing built floorspace without increasing the footprint, height or massing of the building.

The development retains adequate off-street parking, preserves a substantial level of private amenity space, and does not adversely affect neighbouring residential amenity or the character of the area. The proposal is therefore consistent with the relevant residential design and amenity objectives of Wokingham Borough Council and accords with the principles contained within the Wokingham Borough Council Supplementary Planning Document (SPD) 2012.

Conclusion

The proposed garage conversion constitutes a sympathetic and sustainable form of development that will provide additional family living accommodation while retaining the property as a two-bedroom dwelling. The proposal will not result in any harmful impact on the street scene, residential amenity, parking provision or highway safety.

Accordingly, the proposal complies with the relevant planning policies and guidance, including the Wokingham Borough Council SPD 2012, and planning permission should therefore be granted.