

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251712
Site Address:	Land South of Wistaria Cottage Church Lane and East of Basingstoke Road Three Mile Cross
Expiry Date:	Extended to 30/08/2026
Proposal: Full application for the proposed erection of a new single storey detached garage following demolition of the existing garage.	

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 CP10 – Improvements to the Strategic Transport Network CP19 – South of the M4 Strategic Development Location
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Area) TB26 – Buildings of Traditional Local Character and Areas of Special Character
Shinfield Neighbourhood Plan	Policy 1 – Location of development Policy 2 – General Design Principles Policy 3 – Sustainable development Policy 4 – Access and highway safety Policy 5 – Parking provision Policy 6 – Trees, hedgerows and woodland Policy 7 – Biodiversity Policy 8 – Flooding
Other	Borough Design Guide Supplementary Planning Document South of M4 SDL SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
O/2013/0346	Hybrid application with part in outline in respect of up to 900 dwellings, up to a three form entry primary school, public open space, access and	Approved 22/07/2014

	landscape (means of access into the site to be considered) and part in full in respect to Suitable Alternative Natural Greenspace (SANG), following demolition of existing dwelling and ancillary buildings including greenhouses, sheds, stables and garage (214a Hyde End Road).	
211173	Full application for the proposed erection of a new single storey detached garage following demolition of existing garage.	Approved 02/07/2021

CONSULTATION RESPONSES

Internal

SDL Built Heritage – No Objection Subject to Conditions
 SDL Landscape and Trees – No Objection Subject to Conditions
 SDL Ecology – No Objection Subject to Conditions
 SDL Highways – No Objection Subject to Conditions
 SDL Green Infrastructure – No Objection Subject to Condition

REPRESENTATIONS

Shinfield Parish Council	<i>"Shinfield Parish Council welcomes this application to facilitate the road junction redesign."</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application relates to an existing garage on the east side of Basingstoke Road. The site is towards the centre of Three Mile Cross and is classified as an Area of Special Character. The area is characterised predominantly by linear residential development of mixed house types along the Basingstoke Road with some commercial facilities to the north beyond the mini roundabout. The existing garage has an access on the junction with no turning head to allow the vehicle to enter and leave in a forward gear. The adjacent play area on Church Road has been closed and will be removed as part of the wider scheme.

Proposed Development: The application proposes to demolish the existing garage and replace this predominantly on and slightly adjacent to the existing footprint with it being orientated towards the north east rather than the north as the structure currently stands. The application is a resubmission of 211173, which was granted in 2021, however the permission was not implemented and has now lapsed. The proposals as contained in this application are a repeat of this previous application and are related to the highway improvement works for the Basingstoke Road junction.

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.

Landscape and Character of the Area: Policy TB26 of the MDD Local Plan states that: *Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting.*

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area. Policy 2 of the Shinfield Parish Neighbourhood Plan sets out the expectations for design and Policy 6 seeks to safeguard landscape features.

The Council's Landscape Officer has no objections to the scheme subject to Conditions. These include a condition requiring a landscaping scheme.

The Council's Green Infrastructure Officer raises no objection to the scheme, but has indicated that to mitigate for the loss of trees, new soft landscaping should be installed as a buffer against the adjacent allotments. This will be covered as part of the landscaping scheme to be secured by condition.

Given the permission is for a replacement of the structure, with limited changes to the orientation of the building, it is not considered that there would be any harm to the setting of the Area of Special Character, significant landscaping or the character of the area. The area is defined by a mixed form of residential development, and the proposed relocation of the garage would not have a detrimental impact on this. The Conservation Officer has assessed the application and supports this approach.

Neighbouring Amenity: Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Policy 2 of the Shinfield Parish Plan seeks to ensure that new development does not harm existing residential amenity.

Given the level of separation, the existing residential dwellings in the area together with the scale and nature of the proposed garage, there would be no significant harm to the amenities of the existing residents in terms of overlooking, loss of light or overbearing.

Highways: The National Planning Policy Framework (NPPF) promotes sustainable transport choices and seeks to reduce reliance on private vehicles. These objectives are reflected in Core Strategy Policies CP1 and CP6, which require development to

ensure that there are no unacceptable impacts on the highway network and that appropriate mitigation is provided where necessary. At the neighbourhood level, Policies 4 and 5 of the Shinfield Parish Neighbourhood Plan set expectations for highway safety and parking provision, requiring parking to be in accordance with Wokingham Borough Council standards and appropriately designed with adequate surveillance. Policy 8 of the Neighbourhood Plan relates to flood risk considerations.

The proposal is a resubmission of a scheme previously approved under reference 211173, which has since expired. The current application is materially unchanged from the earlier permission, and therefore the previously imposed conditions and informatives remain relevant.

The access arrangements to the proposed replacement garage and the re-siting of the building have been reviewed by the Council's Highways Officer. No objections have been raised to the proposal, subject to the imposition of a condition, consistent with the earlier approval. As such, the development is considered acceptable in transport and highway safety terms and would accord with both local and national planning policy.

Flooding & Drainage: In relation to flood risk, the proposal involves a like-for-like replacement of an existing garage in a slightly altered position. Given the limited scale of development, the proposal would not result in any material increase in flood risk on site or elsewhere. The development is therefore considered acceptable in flood risk terms and consistent with the relevant development plan policies.

Biodiversity: As the elapsed permission was submitted prior to the updated Biodiversity Net Gain (BNG) requirements, this application is required to demonstrate a net increase in BNG of 10%. The Tree Survey and Preliminary Retention and Removal Advice plan identifies that four or more trees would be removed to facilitate the development and to improve visibility.

The application is supported by a Biodiversity Net Gain Report (ACD Environmental, Ref. TWWL25194_EclA, July 2026) and accompanying BNG metric. The report identifies that the proposed development would result in a 0.01 change in habitat units. The habitat trading rules have not been met due to the loss of native bramble scrub and modified grassland; therefore, on-site compensation, such as native shrub planting, will be required as part of the scheme. The applicant is committed to provide compensation on-site. These measures will be secured through the detailed landscaping condition and the mandatory Biodiversity Net Gain Plan condition. While the Ecology Officer has recommended that a Landscape Management Plan be secured by condition, given the limited scale of the development which is for a garage, such a condition is considered onerous and not necessary in this instance.

In respect of protected species, the Preliminary Roost Assessment within the Updated Ecological Appraisal is considered sufficient to conclude that the garage building is unlikely to support roosting bats. The WBC Ecology Officer has recommended that a Construction Environmental Management Plan be secured by condition to ensure that retained scrub, breeding birds and potential roosting features are protected during construction works. However, given the small scale of development proposed and the fact that the garage building itself is unlikely to support roosting bats, a condition is not considered reasonable or necessary in this case. An informative will therefore be added

to the decision to remind the applicant of their responsibilities in relation to protected species.

Conclusion: The application is compliant with the Council's adopted policies and those within the Shinfield Parish Neighbourhood Plan and guidance for development within the South of the M4 SDL together with the Borough Design Guide. It is therefore acceptable subject to conditions.

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 Subject to Conditions
Date:	31/07/2026
Earliest date for decision:	16 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	31/07/2026

