

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251865
Site Address:	Cedars, Merryhill Green Lane, Winnersh, Wokingham, RG41 5JP
Expiry Date:	29 September 2025
Site Visit Date:	20 August 2025
Proposal: Householder application for proposed new garage, following removal 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
25436	Two storey rear extension to provide family room.	Approved, 15/05/1986

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to condition.
WBC Highways – No objection.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached dwelling located on the northern side of Merryhill Green Lane, Winnersh. The property is set back a significant distance from the established building line. The existing detached garage is in front of the property along the western shared boundary.

Proposal:

This application seeks approval for the erection of a detached garage following the removal of the existing garage. The garage would measure approximately 7m in length and 3m in width. The structure would have a pitched roof form with a maximum height of 3.24m. Proposed materials include brick and tiles to match the host dwelling.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update:

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

Merryhill Green Lane boasts a range of property types including semi-detached and detached. There is no uniform appearance to the style, age or size of properties along the road. The application proposes to remove the existing garage towards the front of the plot along the western shared boundary and erect a new detached garage.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The garage would be a similar size and proportion to the existing garage and would replicate the pitched roof form. The existing garage is in a state of disrepair, and the applicants propose to replace and improve upon the existing building. Whilst it is acknowledged that page 57 of the BDG states that 'Garages should not be sited in front gardens but should be to the side or rear of a dwelling', the existing garage is already sited in front of the host dwelling. The siting is a practical position which is located close to the vehicle access from the road. The proposed materials include bricks and tiles to match the main property. The BDG states that material choice should 'match or improve upon the quality of those of the existing building'. The proposed traditional materials would be sympathetic to surrounding buildings which boast similar material palettes and would improve upon the existing pre-cast concrete walls and sheet roof.

In summary, by virtue of the proposed garage being erected in the same position as the existing garage and to a similar size and dimension, the proposed changes would have no detrimental impact to the character of the host dwelling or public realm and would be a welcomed addition to the street scene.

Neighbouring Amenity:

Overlooking:

As the proposed building would serve a garage, as this is not a habitable room, there are no concerns of this nature that would be generated.

Loss of Light & Overbearing:

By virtue of the proposed garage replicating the size, form and position of the existing garage, the proposed garage would not result in detrimental loss of privacy or overbearing impact over and beyond the existing degree shared within the setting and is acceptable.

Highway Access and Parking Provision:

The council's Highways officer was consulted and raised no objection to the proposal. They commented "*As the proposed garage is a replacement of the existing garage with the same dimensions and positions, it is therefore expected that there will be no reduction in parking provisions.*"

No negative impacts on abilities for cycle storage are expected, which is acceptable".

Flooding and Drainage:

WBC Drainage raised no objection to the principle of development however they have requested additional drainage details prior to the commencement of the development. The site is located within Flood Zone 1 and is at low risk from surface water flooding according to the EA mapping. Therefore, it is considered unreasonable to request further details when compared with the limited scale of the proposed development and existing garage hardstanding. Accordingly, the condition is not attached.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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.

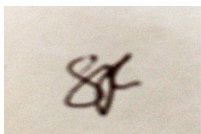
RECOMMENDATION	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	25 September 2025
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Earliest date for decision:	27 August 2025
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Recommendation agreed by: (Authorised Officer)	
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Date:	26.9.25
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PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

	FEATURE_TYPE	NAME
1	Major Development Locations	Winnersh

Bat Roost Habitat Suitability | Total count: 6

	FEATURE_TYPE	FEATURE_NAME	CONSULT
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Great Crested Newt Impact Risk Zones | Total count: 1

	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Landscape Character Assessment 2019 | Total count: 1

	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

	NAME	Closest Approximate Distance
1	Winnersh Ward	0 m

Parishes | Total count: 1

	NAME	Closest Approximate Distance
1	Winnersh CP	0 m