

## DELEGATED OFFICER REPORT



**WOKINGHAM  
BOROUGH COUNCIL**

<b>Application Number:</b>	252227
<b>Site Address:</b>	3 Landen Grove, Wokingham, RG41 1LL
<b>Expiry Date:</b>	12 November 2025
<b>Site Visit Date:</b>	29 October 2025
<b>Proposal:</b> Householder application for the proposed erection of a detached single-storey garage.	

<b>PLANNING POLICY</b>	
<b>National Policy</b>	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
<b>Core Strategy (CS)</b>	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
<b>MDD Local Plan (MDD)</b>	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character
<b>Other</b>	Borough Design Guide Supplementary Planning Document

<b>NO RELEVANT PLANNING HISTORY</b>
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<b>CONSULTATION RESPONSES</b>	
<b>Internal</b>	
WBC Highways – No objection	
WBC Landscape and Trees – No objection subject to conditions	
WBC CIL – No comments	
<b>External</b>	
None	

<b>REPRESENTATIONS</b>	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

<b>APPRAISAL</b>
This application seeks planning permission for the erection of a detached garage within the front garden of No.3 Landen Grove.

**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:** The proposed garage would be located on the sites frontage. With regard to relevant guidance, the Borough Design Guide Supplementary Planning Document 2012 (SPD) states that garages should not be sited in front gardens or project forward of the building line.

It is clear the intention of the BDG guidance is to prevent such buildings becoming overly prominent visually, undermining the coherence of the street scene and having an undesirable impact on the established pattern of development and visual landscape characteristics of the area.

For development of this nature, the context of the area must be carefully considered on a case-by-case basis. In this instance, it is important to note that the application property is situated amongst a row of houses along Reading Road which are considerably set back from the main highway, separated by large front gardens and area of trees and other mature landscape features. In reference to the site itself, there is a large and mature hedgerow spanning across the front boundary of the plot, plus 2no. mature trees screening the dwelling from wider view. Therefore, given this context, it is considered that the proposed outbuilding would have limited bearing on the wider character of the area, with views of the development being largely concealed from Reading Road. While reliance upon landscaping to justify development is not generally acceptable, due to the transient and non-permanent nature of vegetation, in this instance, the existing hedgerow and trees would undoubtedly mitigate the impact of the garage. Although these features are not protected, a condition has been added which would ensure their retention.

Due to the site's context as a corner plot, views into the site are not limited to Reading Road. However, when viewing the site from the Landen Grove cul-de-sac, the presence of the outbuilding would not have a visually imposing effect and would not obstruct the permeability of the dwellinghouse. Furthermore, the outbuilding would be of a similar scale and style as the garage at No.2, which is essentially a mirrored plot to the application site. The proposed development would therefore not be out of keeping with established character in this respect.

In looking at the outbuilding itself, it is noted that the structure is of modest height, with a low-hipped roof, and would use materials sympathetic to the existing dwelling, ensuring an increased level of subservience.

For the reasons stated above, it is considered that despite the conflict with the BDG, the proposal would have an acceptable visual impact in this site-specific circumstance, complying with policies CP1 & CP3 of the Core Strategy.

**Neighbouring Amenity:** The proposed structure would not harm the amenities of neighbouring residents, owing to its modest size and position away from the front facing windows of the neighbouring properties. It would not unduly obscure light or outlook.

**Landscape and Trees:** In order to consider the impact of the proposed garage and changes to the drive on the adjacent trees, the application is accompanied by an Arboricultural Report and associated Tree Protection Plan by Duckworths Arboriculture Ltd dated 1<sup>st</sup> September 2025. This report also contains an Arboricultural Method Statement. The Trees and Landscape Officer have no objection to the information provided in this document which indicates the trees and other vegetation within the front garden can be adequately retained as part of the proposal. Conditions have been added to ensure the works are carried out with the arboricultural submissions and which would secure the retention of the vegetative boundary adjacent to Reading Road.

**Highway Access and Parking Provision:** Sufficient parking has been proposed such that no objection is raised by WBC Highways.

**Conclusion:** For all the above, the proposal 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	
<b>Conditions agreed:</b>	Not required
<b>Recommendation:</b>	Approve

<b>Date:</b>	3 November 2025
<b>Earliest date for decision:</b>	20 October 2025

<b>Recommendation agreed by:</b> <b>(Authorised Officer)</b>	
<b>Date:</b>	03/11/25

## PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Wokingham*
- *Green Route*