

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261756
Site Address:	2a Century Drive, Spencers Wood, Wokingham, RG7 1PE
Expiry Date:	29 September 2026
Site Visit Date:	2 September 2026
Proposal: Householder application for the conversion of part of the existing double garage to habitable accommodation, including the replacement of one front garage door and the rear external door with windows.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
No planning history.	n/a	n/a

CONSULTATION RESPONSES

Internal:
WBC Drainage: No objection.
External

No comments received.

REPRESENTATIONS

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

APPRAISAL

Site Description: 2a Century Drive is located in Spencers Wood, a Modest Development Location. The property is situated on the western side of Century Drive, an established residential area.

The application site comprises a two-storey detached dwelling characterised by a complex roofscape with 6no. roof dormers, finished in red/brown tiles. The property features a single-storey rear extension/conservatory that faces the rear amenity space. The main garden space is approximately 16.6m x 16.6m. At the front, the amenity space is approximately 7.3m x 6.5m and has capacity for 2no. vehicles, with a further 2no. in the attached garage. The site is well-screened by dense vegetation and high brick walls surrounding the property.

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.

Design / Character of the Area

The street is characteristic of a quiet low-traffic residential neighbourhood featuring a varied pattern of development and architectural styles. Most properties are two-storey and feature private driveways, providing off-street parking. The host dwelling is relatively unique with mock-Tudor style features. It shares the same design language with a couple of other properties in the vicinity. Namely, neighbouring No.122 and No.219 at the junction with Hyde End Road.

Several nearby properties have previously benefitted from planning permission for similar forms of development. For example, permission was granted at No.219 Hyde

End Road for the proposed demolition of the existing garage in 2025. Other examples include No. 1 Century Drive, where a garage conversion was approved in 2019, and No. 2 Lansdowne Gardens, where a similar proposal was approved in 2003. This demonstrates that similar residential extensions and alterations of a comparable scale have previously been considered acceptable within the surrounding area.

Garage Conversion

The proposed garage conversion would not significantly harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because the development only features a minor change to fenestration. The development replaces one of the two front-facing garage doors with a single window (1.2m x 1.5m). These are consistent with the dimensions and scaling of the property and the existing windows.

Changes to Fenestrations

The development will also see the addition of 1no. rear doors. As this change is occurring at the rear of the property, out of sight from the public domain and facing the rear boundary wall of the host property, there would be no impact to the local street scene. Therefore, this aspect of the development would adhere with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development proposes 2no. additional fenestrations. The front facing window would look onto the private driveway of the host property, front boundary wall and gates onto the public highway. Given that there is an existing window of similar proportions immediately adjacent to the proposed window and it is at single-storey level, this additional window is not considered to increase overlooking impacts beyond the existing fenestrations. Overall, there is no threat of overlooking, and therefore the development accords with Policy CP3 in respect of residential amenity.

Loss of Light & Overbearing:

Due to the modest, single-storey scale of this development, there would be no unacceptable loss of light or overbearing impact. In this regard, it adheres to Policy CP3 in respect of residential amenity.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

The dwelling would retain three parking spaces within the site, comprising one space within the garage and two spaces on the front driveway. Appendix 2 of the MDD Local Plan states that 3 spaces provide an appropriate level of off-street parking for a dwelling of this size (4 or more no. bedrooms). Therefore, this proposal meets Policy CC07 of the MDD.

Amenity Space:

There is no impact to amenity space as all developments occur within the property with no projections into the front driveway or rear garden space.

Conclusion: Taking the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

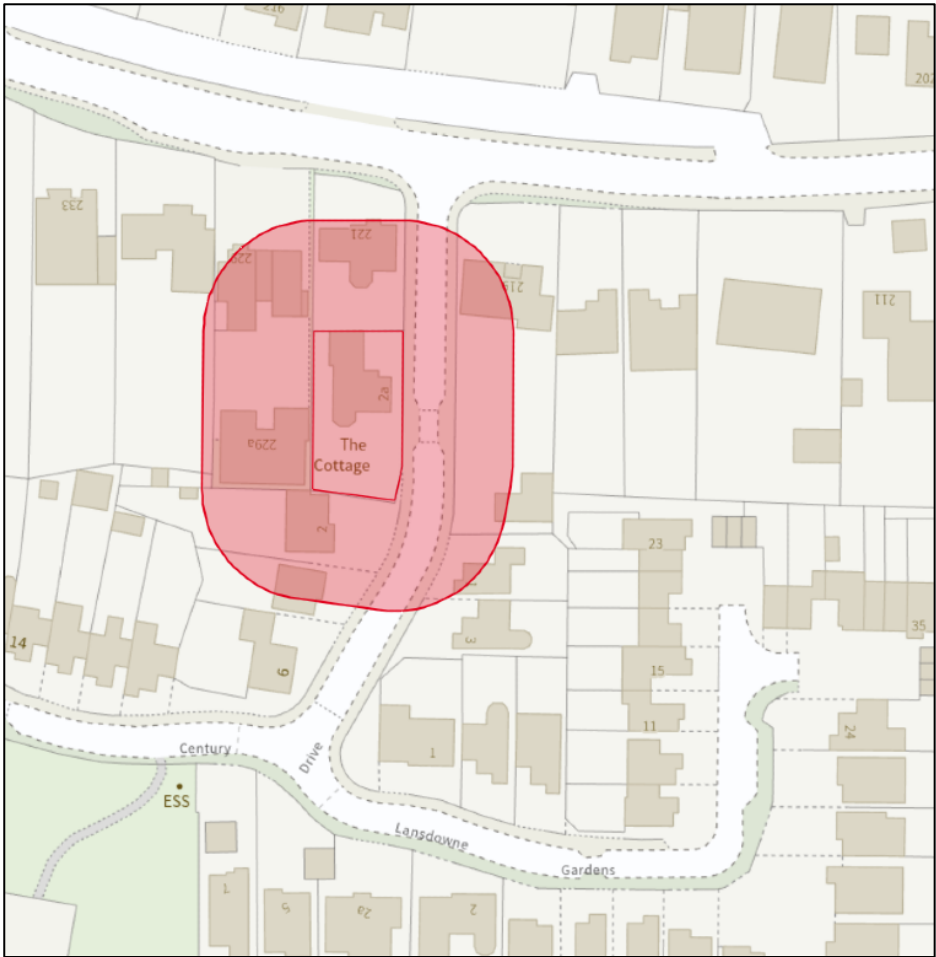
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	22 September 2026
Earliest date for decision:	26 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	22.09.26

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
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1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Spencers Wood

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE Burghfield - Detailed Emergency Planning Zone (DEPZ)	This is the DEPZ.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Annual likelihood of surface water flooding 1 in 1000 | Total count: 1

#	depth_band
1	<150mm

Bat Roost Habitat Suitability | Total count: 6

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Bat survey required for planning applications that involve roof modification or demolition.	HH975	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	HH976	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	HH977	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	HI975	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	HI976	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	HI977	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only
2	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=11401&location=473054,166255%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Spencers Wood Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Spencers Wood & Swallowfield Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Shinfield CP	0 m