

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260388
Site Address:	Sunnyleigh, Sandhills, Knowl Hill, Wokingham, RG10 9XX
Expiry Date:	26 June 2026
Site Visit Date:	4 June 2026
Proposal: Householder application for the proposed garage conversion to create habitable accommodation, new pitched roof over front extension along with changes to fenestration.	

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 CP7 – Biodiversity CP11 – Proposals Outside Development Limits CP12 – Green Belt
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB01 – Development within the Green Belt
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements SS5 – Development in the countryside SS6 – Development in the Green Belt
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
25626	Erection of 6 foot wooden fence along A4 boundary	Approved 4 th August 1986

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC Public Rights Of Way- No comments received
WBC Ecology- No comments received

External
None consulted

REPRESENTATIONS	
Parish/Town Council	Wargrave Parish Council raise no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site consists of a two-storey dwelling with associated parking and landscaping, situated within a countryside location in Knowl Hill, Wokingham. The surrounding area is characterised by dwellings of similar design and character, with varying forms. Proposal: This application seeks permission for the proposed garage conversion to create habitable accommodation, new pitched roof over front extension along with changes to fenestration. 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. As the dwelling is situated within the Countryside Policy CP11 is relevant. Policy CP11 permits residential extensions in the countryside where they would not result in an inappropriate increase in the scale, form or footprint of the original building. For the reasons set out in this report, the proposal is considered to be proportionate to the host dwelling and would not result in an inappropriate increase in its scale, form or footprint. Character of the Area: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. 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. Sunnyleigh and the surrounding area comprise dwellings of similar design and character, albeit with some variation in form. The proposal involves the conversion of the existing garage to provide a study, shower room and storage space, together with the addition of a pitched roof to the front of the dwelling. Given the modest size of the site, the proposed development would appear as a sympathetic and subservient addition to the host dwelling. The pitched roof would reflect the existing roof form, and the retention of the waney-edge boards and hanging tile cladding would ensure visual continuity. The garage conversion raises no concerns

in terms of character, as the works are predominantly internal and the proposed front window would match the existing fenestration.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: The original garage door is being removed and replaced with one window to the front of the dwelling and changes to fenestration at the rear. Whilst the existing garage is built right to the boundary, there are no windows proposed on the side elevation. The proposed window at the front elevation respects the 10-meter distance for neighbouring amenity across the street, therefore causing no concern for loss of light, overbearing, or overlooking on adjacent neighbours.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed parking plan shows three spaces for vehicles. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Ecology: The site is located within an area considered suitable for bat roosts. The Council's Ecologist has reviewed the application and confirms that surveys undertaken in August 2025 recorded several common pipistrelles emerging from the front elevation of Sunnyleigh. The submitted scheme did not initially make provision for the retention of the waney-edge boards and hanging tile cladding, which provide roosting access features.

Following discussions with the agent, amended plans have been agreed to retain these features. As such, the proposed development would not adversely affect the identified bat roosting features. An informative will be attached to ensure their protection during the course of development.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	19 June 2026
Earliest date for decision:	26 June 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	24.06.2026