

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260713
Site Address:	9 Andrews Road, Earley, Wokingham, RG6 7PJ
Expiry Date:	19 May 2026
Site Visit Date:	20/04/2026
Proposal: Householder application for the proposed extension of the garage, including conversion to habitable accommodation and 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	ETC raises no objection to this application subject to WBC imposing the following condition that as the outbuilding hereby approved can be separately accessed from the road via the side of the host dwelling, it shall only be used incidental to the host dwelling and shall not be sold or let as a separate unit of accommodation, without prior approval by WBC, to ensure adequate parking is provided and to protect the amenity of neighbouring properties, pursuant to Policies CP3 and CC07.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL**Site Description:**

The application site is located on Andrews Road within the major development location of Earley. The existing building is a semi-detached property with a detached garage.

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 within the major development location of Earley 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.

The proposed development is proposed to be used as an ancillary accommodation rather than a separate unit of accommodation as stated by the agent:

To clarify, the proposed building is not intended to operate as a separate or independent "holiday home" unit. The reference was intended only to describe occasional use by visiting family members. The primary purpose of the accommodation is to provide ancillary living space associated with the main dwellinghouse, including accommodation for elderly family members.

The annex would remain functionally dependent on the main house in a number of ways. The occupants would continue to rely on the main dwelling for day-to-day family living and support, including shared meals and domestic activities. The building is not intended to function as a fully self-contained residential unit.

No separate tenancy, sale, or independent occupation is proposed. The annex would remain under the same ownership and occupation as the main dwellinghouse.

In terms of facilities and services:

- The building would share utility services with the main house, including electricity, water and internet.*
- Laundry / clothes-washing facilities would primarily remain within the main dwellinghouse.*
- The accommodation is intended for ancillary family use only and not for independent residential occupation.*

It is therefore considered that the proposal would remain incidental and ancillary to the use of the main dwellinghouse, rather than forming a separate planning unit.

Based on the information provided, the council is satisfied the intended use would be ancillary and not as a separate unit of accommodation.

Character of the Area:

CP1 of the Core Strategy requires the proposed extension of the garage, including conversion to habitable accommodation and changes to fenestration to maintain or enhance the high quality of design.

CP3 of the Core Strategy requires the proposed garage extension and conversion to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The proposed garage extension and conversion pose no detrimental harm to the character of the area as it is in the rear garden and is not seen from the street scene. The conversion will form the visual appearance of a subservient addition to the house which positively interacts with the street scene.

The proposed garage conversion will provide a bedroom, bathroom and living area. This is intended to function as ancillary accommodation to the main dwelling and will remain a secondary structure, not as a separate or self-contained dwelling.

The proposed garage extension will measure c.2.84m in height, c.8.95m in depth and c.2.94m in width. The extension will add on an extra c.2.5m in depth onto the existing garage.

CP3 of the Core Strategy requires the extension to be of an appropriate material and character to the area together with a high quality of design. The proposed garage extension will be made subservient to the existing built form of the garage as the materials used to construct the conversion will be made to match the rest of the existing garage. These are identified on the application form to consist of brick walls, tiles for the roof and white UPVC windows.

Neighbouring Amenity:

CP3 says the proposed extension of the garage, including conversion to habitable accommodation and changes to fenestration should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed garage conversion would not introduce a harmful outlook across any neighbouring properties and therefore there are no concerns with regards to overlooking or any loss of privacy.

Loss of Light:

The proposed garage extension and conversion would not cause any loss of light to neighbouring amenities.

Overbearing:

The proposed garage conversion would be aligned with the existing garage, as there is also no increase in height to the existing garage and therefore no concerns are raised with regards to overbearing.

Highway Access and Parking Provision:

The proposed development would result in a removal of a parking space within the garage, however the property benefits from off-street parking provision to the long front driveway, accommodating for 2 off-street parking spaces. The parking spaces are located on the front driveway and are of sufficient size to accommodate standard vehicles.

Cycle storage can be accommodated within the rear garden or existing curtilage of the property. The site is located within an established residential area with access to local amenities and public transport.

As there is no change to the existing parking provisions, the proposal is deemed as acceptable.

Amenity Space:

4.7 R16 of the Borough Design Guide states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable." The garden space will measure c.15.85m in length and c.8.43m in width, which is an acceptable length.

Conclusion:

In conclusion, the proposed extension of the garage, including a conversion to habitable accommodation and changes to fenestration would not detrimentally harm the character and appearance of the area and would not harm the neighbouring amenity. It is compliant with CP1 and CP3 of the Core Strategy. Accordingly, it 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

Conditions agreed:	Not required
Recommendation:	Approve
Date:	14 th May 2026
Earliest date for decision:	18 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.05.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant