

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253088
Site Address:	24 Doddington Close, Earley, Wokingham, RG6 4BJ
Expiry Date:	12 February 2026
Site Visit Date:	5 January 2026
Proposal: Householder application for the proposed conversion of the 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 CP7 – Biodiversity 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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
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
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal
WBC Drainage – No objection.

WBC Highways – No objection.
External
None.

REPRESENTATIONS	
Parish/Town Council	No objection.
Ward Member(s)	No comments received.
Neighbours	One letter of support.

APPRAISAL
Site Description: The application site consists of a two-storey semi-detached property located on the western side of Doddington Close. The dwelling is set back from the road behind a small area of lawn and a driveway providing off-street parking. Dwellings along the road are similar in design and appearance. Proposal: This application seeks approval for the conversion of the existing integral garage to create habitable living accommodation. 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). Character of the Area: Doddington Close boasts properties that are similar in design and appearance, with a number of the properties already having benefitted from garage conversions. Examples include nos. 8, 9, 12 and 16 Doddington Close. 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 proposed garage conversion would retain the existing footprint and existing mono-pitch roof form. The existing garage door would be replaced with one window and red bricks to match the main house would be used to infill the gap.

As garage conversions are already an established feature along Doddington Close, the proposed development would not appear as incongruous or overly dominant within the street scene and would not cause any detrimental impact to the character of the host dwelling or street scene local area.

Neighbouring Amenity:

Overlooking:

The proposed garage conversion would replace the existing garage door with one casement window to serve a home office. The proposed window would be more than 13m from the flank wall of no. 27 Doddington Close and would hold similar views to that from the existing front facing lounge window. Therefore, the proposed window would not result in any detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

Loss of Light & Overbearing:

The proposed development would utilise the existing footprint and roof of the existing garage. Therefore, the proposed conversion would not generate any detrimental overshadowing or overbearing impact to the residential amenity of adjoining neighbours.

Highway Access and Parking Provision:

The proposed development would convert the existing garage to create habitable living accommodation. The submitted parking plan shows two on-site parking spaces. The council's Highways officer was consulted and raised no objection to the proposed development.

Flooding and Drainage:

The application site is located in flood zone 1 which is classified as having a low probability of flooding from fluvial and tidal sources. The council's Drainage officer was consulted and raised no objection to the proposed development. They conclude that the conversion of the garage would not involve an increase in the building footprint or impermeable area, therefore, they raise no objection from a surface water and local flood risk management perspective.

Conclusion:

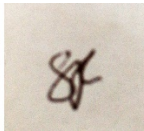
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	2 February 2026
Earliest date for decision:	12 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	6.2.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Hawkedon Ward

Earley Parish