

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252577
Site Address:	Village Point, Longwater Lane, Finchampstead, Wokingham, RG40 4NP
Expiry Date:	17 December 2025
Site Visit Date:	27 November 2025
Proposal: Householder application for the proposed erection of a detached triple garage with an attached store, following the demolition of the existing detached double garage and single storey shed.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB06 –TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
121092	Proposed erection of a single storey side extension to existing garage.	Refused: December 2012
042106	Proposed erection of 2 detached dwellings and garages. Demolition of existing dwelling.	Refused: July 2005
030042	Proposed addition of first floor to dwelling and new pitched roof on garage.	Approved: May 2003

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS

Finchampstead Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site is situated on the outskirts of Finchampstead Village, within a small settlement surrounded by predominantly rural land. The village is characterised by a dispersed residential pattern, with dwellings of different styles.

This proposal seeks to replace the existing detached garage with a new structure of larger proportions.

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: In accordance with the Borough Design Guide Supplementary Planning Document (2012), garages should not be positioned within front gardens or project forward of the principal building line. This guidance seeks to prevent structures from becoming visually dominant, disrupting the coherence of the street scene, or undermining the established pattern of development.

In this case, the proposed outbuilding would replace an existing structure on a similar footprint. Although the new garage is larger than the original, the increase in size is not excessive and would not result in a harmful visual impact. The plot is sufficiently spacious to accommodate the enlarged garage without appearing cramped or incongruous.

Furthermore, the revised design improves its relationship with the surrounding built form through the reorientation of the gable roof. At present, views along Longwater Lane reveal that the side-facing gable interrupts the rhythm of prominent forward-facing gables (see Figure 1 below). Its rotation would enhance the visual coherence of the streetscape.



Figure 1 – Street View

The proposal also incorporates external materials and finishes that match the existing garage and host dwelling, ensuring the structure integrates seamlessly with the site.

Overall, the visual impact of the proposal is considered acceptable and consistent with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: The proposed development would not introduce any additional overlooking compared to the existing arrangement. While the new outbuilding would increase the extent of built form along the shared boundary, its design mitigates potential impacts through the reorientation of the gable roof. By sloping away from the neighbouring property, Chattering House, the new roof form reduces any unacceptable loss of light or overbearing impact.

Highway Access and Parking Provision: No objection has been raised to the development from WBC Highways.

Landscape and Trees: A previous application to extend the existing garage was refused in 2012 due to concerns about potential damage to a mature Oak tree located at the front (southern) corner of the site. This tree, shown in Figure 1, has since been confirmed as dead, and therefore no longer constitutes a material constraint or a reason to withhold planning permission.

Ecology: The preliminary roost assessment submitted with the application concluded that the existing garage offers negligible potential for bat roosting; therefore, no further surveys are required. An informative has been included to advise the applicant on appropriate steps should bats be encountered at any stage during the development.

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	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	1 December 2025
Earliest date for decision:	17 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	01/12/25

PLANNING CONSTRAINTS/STATUS

- *Limited Development Location of Finchampstead*
- *Bat Roost Habitat*