

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261118
Site Address:	38 Robin Hood Lane, Winnersh, Wokingham, RG41 5NG
Expiry Date:	10 July 2026
Site Visit Date:	
Proposal: Householder application for the proposed partial garage conversion, changes to fenestration and cladding of first floor front elevation.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Digital Solutions Scanning- No comments received
External
None Consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application relates to a two-storey, detached dwelling located on Robin Hood Lane within Winnersh, to the east of Wokingham

Description of development:

The application seeks planning permission for a partial garage conversion and associated alterations to fenestration. The proposal will retain part of the existing garage, with the remaining space being converted into a boot room and WC.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The first floor tile hanging is to be replaced with dark grey wood effect cladding. The small window opening beneath the existing window is to be removed and will be finished using brick to match the existing dwelling. The garage conversion to habitable space will not affect the character and appearance of the area. As a result, the proposal will preserve the established appearance of the property and maintain the character and visual amenity of the surrounding area.

As such, the proposal is considered acceptable in terms of scale, design, and materials, and is in accordance with Policy CP3 of the Core Strategy and the Wokingham Borough Design Guide (BDG).

Neighbouring Amenity:

Overlooking:

The proposed development would not give rise to any overlooking concerns, as no alterations are proposed to the existing front-facing window or garage door.

In addition, to the rear of the property, the proposals include the repositioning of fenestration, cladding and the infilling of an existing opening. These alterations are minor in nature and do not introduce any new opportunities for overlooking beyond those already present.

As such, the proposal would not result in any loss of privacy to neighbouring occupiers and is considered acceptable in terms of residential amenity.

Loss of Light and Overbearing:

Given the limited scope of the development and the absence of any increase in built form, the proposal will not result in any loss of light or overbearing impact on neighbouring properties.

Highway Access and Parking Provision:

The proposed development will not alter the existing parking arrangements or highway access. Existing off-street parking provision and the driveway will be retained, and no new or altered vehicle access is proposed. As such, the proposal will have no adverse impact on parking provision or highway safety.

Flooding and Drainage:

There are no flood risk concerns. The site is located within flood zone 1 which is suitable for development and is at a low risk of surface water flooding at the front of the site.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

There are no ecological concerns.

Conclusion:

Overall, the proposal complies with the development plan. Subject to conditions, 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:	Approval
Date:	29 June 2026
Earliest date for decision:	16 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	30 June 2026

PLANNING CONSTRAINTS/STATUS

Major Development Locations- Winnersh

Bat Roost Suitability- 1

Great Crested Newt Impact Risk Zone- Amber