

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251799
Site Address:	63 Woodcock Court, Three Mile Cross, Wokingham, RG7 1BZ
Expiry Date:	29 September 2025
Site Visit Date:	19 September 2025
Proposal: Householder application for the proposed garage conversion to create habitable accommodation.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Proposal	Decision & Date
251319	Application for a certificate of lawfulness for the proposed conversion of the existing garage into habitable accommodation.	Refused: 22/07/2025
C/70568/02	DOC - Materials	Approved: 09/03/2000
C/2000/0974	DOC - Landscaping	Approved: 02/05/2000
C/2000/0973	DOC - Noise	Approve: 30/06/2000
99/70568/F	Detached house and garage	Approved: 03/03/2000
98/68687/F	Detached house and garage	N/A

CONSULTATION RESPONSES	
Internal	
WBC Highways – No objection subject to a condition WBC CIL – No comments	
External	
None	

REPRESENTATIONS

Shinfield Parish Council	No objection subject to acceptable parking provision being provided
Ward Member(s)	No comments received
Neighbours	One letter received in support of the proposal

APPRAISAL

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: The conversion of the garage would be facilitated by the removal of the existing garage door and the addition of a replacement window. These minor changes would not detract from the appearance of the site, nor have an unacceptable impact on the street scene.

Neighbouring Amenity: Due to the nature of the development, there would be no harm to the amenities of neighbouring residents as a result of the development.

Highway Access and Parking Provision: No objection has been raised by WBC Highways, subject to a condition that parking is provided in accordance with the approved plans. However, as this parking already exists, the condition is not necessary.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	19 September 2025
Earliest date for decision:	28 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22 September 2025

PLANNING CONSTRAINTS/STATUS

Modest Development Location of Three Mile Cross