

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250474
Site Address:	412a Finchampstead Road, Finchampstead, Wokingham, RG40 3RA
Expiry Date:	30 May 2025
Site Visit Date:	11 March 2025
Proposal: Householder application for the proposed erection of a replacement garage and storage.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Green Routes and Riverside Paths
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Green Routes and Riverside Paths Consultation Zone

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
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 TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
232061	Householder application for the proposed erection of part single part two storey front extension, two storey side extension, part single part two storey rear extension, plus changes to fenestration to include 3no. dormers and front gable following demolition of existing garage.	Withdrawn 22/12/23
241009	Householder application for proposed part single part two storey front extension with 2 No dormers and erection of front porch. Followed by two storey side extensions, two storey rear extension with changes to fenestration following the demolition of the existing garage and chimney.	Approved 19/11/24

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site is a detached two-storey dwelling. The section of Finchampstead Road that the application site is located in, is characterised by a mix of bungalows and two storey dwellings. Opposite the application site are two two-storey dwellings as well as a block of flats further along the street. Whilst the street is mainly residential, a community hall is located nearby the application site, and the road continues to a retail area. Houses further along the road to the south are bungalows which are set back on a different building line to 412a Finchampstead Road. This is due to an access road for these bungalows being located parallel to the main road. Furthermore, the majority of dwellings have an established front boundary with mature trees or hedging which applies to 412a Finchampstead Road.

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 single storey pitch roof garage would be approx. 4.17m in height, 3.30m in width and 10.35m in length. The replacement garage with plant and garden store to the rear, built in facing brickwork and a plain tiled pitched roof to match the main house. The front elevation includes a garage door, the side elevation facing then main dwelling includes 2 side doors for access into the garage and plant room, the rear elevation includes a double door for the garden storeroom.

The Borough Design Guide states, *“garages should not be sited in front gardens but should be to the side or rear of a dwelling”* and *“garages should not project forward of the building line of a property”*. The proposed garage would be sited to the side of the dwelling and would not project forward of the building line of the property, thus complying with the BDG.

The proposed garage would have a similar footprint to the previous garage as shown on drawing 13A, albeit the proposed garage would have a higher pitched roof. However, the proposed garage would appear as a modest and subservient feature to the house and is considered to be of an appropriate size and scale for the plot, therefore in compliance with the objectives of Policy CP3.

Neighbouring Amenity:

Overlooking: The proposed garage includes a double door to the rear as part of the garden storeroom, but the existing fence of no.412 would prevent any overlooking.

Loss of Light/Overbearing: Whilst the garage would only be approx. 0.55m from the side boundary of no.412, no.412 does not have any side windows and therefore it would be considered to be overbearing or result in harmful loss of light.

Highway Access and Parking Provision: The existing garage of dimensions 2.8m x 9.9m will be replaced by a new garage of dimensions 3m x 5.7m. Despite the garage is not essential for complying with the council's parking standards, the WBC minimum sizes of a single garage for parking are 6m x 3m. As both the existing and proposed garages do not fully meet the council's requirement for car parking, there will be no loss or gain of parking space.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The new garage will remain suitable for cycle storage, which is acceptable.

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:	29 May 2025
Earliest date for decision:	24 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	29 May 2025