

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260355
Site Address:	54 Woodcock Court, Three Mile Cross, Wokingham, RG7 1BZ
Expiry Date:	27 April 2026
Site Visit Date:	30/03/2026
Proposal: Householder application for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration and an extension to the hardstanding.	

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
991345	Proposed Erection Of 44 Dwellings Garages Layout Estate Roads Open Space And Ancillary Works (Amendment to application no 98/68687/f)	03 March 2000 Approved

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments
WBC CIL- No comments

External

None Consulted

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Site Description:

The application relates to a two storey; detached dwelling located in the village of Three Mile Cross. The dwelling has not had any alterations since its initial construction.

The proposal seeks to convert the garage into an habitable accommodation with changes to fenestration which includes the implementation of a window. As well as an extension to the hardstanding to accommodate an extra parking space.

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 existing garage door would be replaced with windows to match the form of the existing first floor windows. This visual change to the frontage would have a negligible visual impact on the character of the street, plus its appearance would largely match that of the other property's garage conversion in the area (no.29 and 63 Woodcock Court). Therefore, the impact on the character of the area would be acceptable.

The proposed extension to the hardstanding may result in some loss of vegetation. However, given the context of the host dwelling, the impact is considered limited. The block plan indicates that the majority of the corner landscaping can be retained, which is important in preserving the character of the area.

The proposed works are modest in scale and in keeping with the established character. 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:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

The proposed front-facing windows are located at ground floor level and do not face directly onto neighbouring private amenity areas. As such, no concerns are raised with respect to overlooking or loss of privacy.

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 material loss of light or overbearing impact on neighbouring properties.

Highway Access and Parking Provision:

The proposal complies with WBC Car Parking Standards for a development of this scale in a village location, which require two parking spaces within the site boundary. Each space meets the minimum size requirement of 5.0m by 2.5m. The parking arrangement is achieved by converting part of the front garden into hardstanding and making use of the existing dropped crossing, both of which are considered acceptable by the council.

However, the applicant is advised that any attempt to widen or relocate the dropped crossing is unlikely to be supported by the Traffic Management team due to its close proximity to a junction, which raises highway safety concerns.

No changes are proposed to the existing side gate that provides direct access to the rear garden. This access arrangement remains suitable for storing bicycles securely.

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:

The proposed extension to the hardstanding may result in some loss of vegetation; however, the overall impact is considered limited in the context of the host dwelling. A landscaping condition will be imposed to ensure that as much of the existing vegetation as possible is preserved.

Ecology:

The site is located within an area identified as having bat roost potential. As the proposal does not involve any works to the roof of the property, the development is unlikely to have any impact on bats or their roosting habitats.

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:	24 April 2026
Earliest date for decision:	8 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	27 April 2026

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 1

1 Modest Development Locations Three Mile Cross

Bat Roost Habitat Suitability | Total count: 4

<i>1 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team</i>	<i>FA923</i>	<i>Ecology</i>
<i>2 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team</i>	<i>FA924</i>	<i>Ecology</i>
<i>3 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team</i>	<i>FB923</i>	<i>Ecology</i>
<i>4 Bat survey required for planning applications that involve roof modification or demolition. Officer, Green Infrastructure Team</i>	<i>FB924</i>	<i>Ecology</i>

Great Crested Newt Impact Risk Zones | Total count: 1

1 Great Crested Newt Impact Risk Zone Amber For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

1 Great Crested Newt Impact Risk Zone Amber Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

Landscape Character Assessment 2019 | Total count: 1

1 Landscape Character Assessment 2019 Spencers Wood Settled and Farmed Clay