

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 September 2026

Application Number: 261444

Location: 5 Matthews Close, Earley, Wokingham, RG6 7EQ

Proposal: Householder application for the proposed conversion of the existing integral garage into habitable accommodation to be used as a study, with replacement of the existing garage door with matching fenestration and associated alterations to the front elevation.

Recommendation: Refused

Reasons

1. The proposed conversion of the existing garage to habitable accommodation would result in the loss of an off-street parking space that forms part of the approved parking provision for the dwelling and would fail to comply with the council's adopted parking standards. The proposal would reduce the available off-street parking provision to a single space, and no suitable replacement parking provision has been demonstrated. As such, the development would result in inadequate off-street parking provision, increasing on-street parking pressure to a small cul-de-sac to the detriment of highway safety and the free flow of traffic. The proposal is therefore contrary to Policies CP3 and CP6 of the Wokingham Borough Core Strategy, Policy CC07 of the Managing Development Delivery Local Plan and TR4 of the NPPF (2026).

Informatives

1. This decision is in respect of the drawings and plans numbered (5MC/2005/2026/PD-2 Location Plan, Existing and Proposed Block Plan), (5MC/2005/2026/PD-1 Existing and Proposed Plans and Elevations) received by the Local Planning Authority on 18/06/26.
2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, pre-application advice was sought and advice was given regarding the proposal being unacceptable. Discussion took place in trying to find a solution, but no solution was possible.

Recommendation and conditions/reasons agreed: *MC*

Date: 09.09.2026

REMEMBER - The earliest date for a decision on this application is: **3 September 2026**