

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252724
Site Address:	3 Bushell Way, Arborfield, Wokingham, RG2 9FQ
Expiry Date:	19 January 2026
Site Visit Date:	12 January 2026
Proposal: Full application for the change of use to a mixed use of residential and hair salon with associated parking. (Retrospective)	

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 CC06 – Noise CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
243246	Householder application for the proposed conversion of the attached double garage to create habitable accommodation (Games Room/ Gym).	Approved: February 2025
242687	Application for a certificate of lawfulness for the proposed garage conversion into habitable accommodation.	Refused: December 2024

CONSULTATION RESPONSES

Internal

WBC Environmental Health – Request further information
WBC Highways – No objection subject to a condition
WBC CIL – No comments

External

None

REPRESENTATIONS

Arborfield & Newland Parish Council	No objection but request conditions that the frontage of the building remains the same and that there is no installation of signage or lighting to the exterior of the property.
Ward Member(s)	No comments received
Neighbours	One letter received in support of the proposal

APPRAISAL

Context: The application site comprises a residential dwelling situated within a small cul-de-sac of three properties, accessed from the main Bushell Way. This application seeks retrospective planning permission for a change of use to a mixed residential and hair salon use. The salon occupies the majority of the pre-existing garage, with a small section retained for storage purposes.

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.

The supporting documents confirm that the salon use would operate on a small scale, accommodating approximately 10 to 15 client appointments per week. This modest level of activity is unlikely to generate significant noise, traffic, or disturbance. Consequently, the development is not expected to materially alter the residential character of the host dwelling or adversely impact the surrounding area. Moreover, the scale and nature of the operation remains compatible with the property's primary residential function. Accordingly, there is no compelling reason to object to the retrospective use in principle, subject to an assessment on all other material considerations.

Character of the Area: A separate entrance has been introduced to serve the salon; however, it is positioned behind the existing garage door, ensuring minimal impact on the street scene. On occasions when the garage door is open, this modest alteration does not significantly affect the overall residential character of the property. The development is therefore considered to comply with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: The proposed use does not introduce any additional openings, and therefore there are no concerns regarding overlooking. Similarly, as all

works are internal, there is no impact on daylight or any risk of the development appearing overbearing.

Highway Access and Parking Provision:

Access

No changes to the access arrangements are proposed, which is acceptable.

Car Parking

This application proposes 5 parking spaces. The parking spaces '1' and '2', as shown in the Site Block Plan, are allocated to the salon and the remaining parking spaces are allocated to the dwelling. Allocation of two spaces for the hair salon are acceptable. Meanwhile, according to the WBC Car Parking Standards, the development of such scale in Urban location will require at least two parking within the red line boundary. All parking spaces are to be in line with WBC Parking standards which have minimum dimensions of 5.0m x 2.5m. Three parking spaces are therefore appropriate for the residential dwelling.

In view of the parking spaces for the hair salon and the remaining parking spaces for the residential dwelling, these can be accessed independently, and the proposed parking spaces do not obstruct the shared drive to the neighbouring properties. As such, WBC Highways consider the proposed layout to be acceptable for this instance.

Cycle Parking

The shared plans make no mention of the cycle parking facilities; however, the store remains suitable for cycle storage for the dwelling. As such, no further information on this matter is required.

Environmental Health: Whilst no objection has been raised by the Environmental Health Officer, additional information was requested in relation to operating hours, waste disposal arrangements, and drainage details.

The Agent has since confirmed that the business operates only around school drop-off and collection times and is limited to Tuesdays, Wednesdays, Thursdays and Saturdays. Given that the use does not operate on a full-time basis and is limited in both frequency and duration, it is not considered necessary or reasonable to impose a condition restricting operating hours.

Waste arising from the business is managed alongside the primary residential use, with the existing store utilised for the storage of any additional waste. This arrangement is considered acceptable given the scale and nature of the use.

Details of drainage arrangements are not required, as the retrospective development is limited in scale and does not materially alter existing drainage conditions.

Conclusion: In summary, subject to the imposition of a condition controlling the operation of the salon, there is no objection to the retrospective change of use to create a mixed-use property comprising the primary residential use and a hair salon. As such, 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	
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Conditions agreed:	Not required
Recommendation:	Approve
Date:	13 January 2026
Earliest date for decision:	4 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15 January 2026

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Arborfield Garrison*