

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260251
Site Address:	6 Hampshire Way, Wokingham, RG41 3AX
Expiry Date:	3 April 2026
Site Visit Date:	13 February 2026
Proposal: Householder application for the proposed part conversion of the existing integral garage to habitable accommodation, the erection of a front porch extension, and associated external alterations.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC CIL: Not CIL liable

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached dwelling.

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: Part of the garage would be converted into a habitable room (bed 6), with one of the garage doors being replaced by a window. The proposal would differ to the current street scene and slightly alter the characteristics of the street, but would be a minor alteration and would not harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

The Borough Design Guide states that *“porches should generally project less than 2m forward of the building line”*. Given the orientation of the house, the front porch would not project forward of the building line and project approx. 1.80m, thus complying with the BDG. The porch is considered to be a modest addition and would still be significantly set back from the road, therefore it would not harm the street scene.

Neighbouring Amenity:

Overlooking: The ground floor windows as part of the porch and bed 6 would overlook onto the front drive of no.4 and the road. Given its significant set back from the road, no overlooking concern.

The high-level window to the rear of bed 6 would not result in overlooking concerns.

Loss of Light/ Overbearing: The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks, thus not considered to be overbearing or result in loss of light.

Highway Access and Parking Provision: The proposal will convert part of the garage into a habitable room. The number of bedroom is increasing from 5 to 6. The proposal would comply with WBC’s adopted parking standard after development given plan MAB-C5272-030 showing 4 parking spaces with property having 6 bedrooms. Thus, no highways concerns.

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:	Approve
Date:	1 April 2026
Earliest date for decision:	3 March 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	1 April 2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant