

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261699
Site Address:	18 Grovelands Avenue, Winnersh, Wokingham, RG41 5JY
Expiry Date:	14 September 2026
Site Visit Date:	03 August 2026
Proposal: Householder application for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration.	

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 CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
072438	Application for Certificate of Lawful Use for the erection of single storey rear conservatory extension	Approve 12.07.2007
981267	Proposed Erection Of Two Dwellings With Integral Garages Demolition Of Existing Dwelling (Renewal Of approval 41598)	Approve 28.10.1998
001709	Proposed erection of detached dwelling with integral garage plus demolition of existing dwelling.	Refused 26.09.2000
041258	Proposed erection of 4 detached dwellings and demolition of existing 2dwellings.	Approve 15.12.2004

030585	Proposed erection of 2 dwellings. Renewal of consent 98/68278/F.	Approve 04.11.2003
070317	Proposed erection of single storey rear extension to dwelling to form conservatory.	Refused 25.05.2007

CONSULTATION RESPONSES

Internal

WBC CIL- No response

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Comments were received from two neighbours. The first raised concerns about how the 3 spaces will work in practice given the fact that the previous owner used to fit 2. Concerns were also raised over the removal of a shared fence/gate and the removal of trees to facilitate the works and how this will impact the finish of the property. These comments were later withdrawn after a discussion with the homeowner. The second raised concerns that the 3 parking spaces may make access to the property difficult. Concerns were also raised over the removal of entrance fence/gates and trees. A concern was also raised over the implications on the shared access. These comments were also later withdrawn after a discussion with the homeowner. Officer response: As there are no Tree Preservation Order (TPO) trees at the entrance to the property, consent would not be required to remove any trees. In addition, the removal or repositioning of a fence/gate is unlikely to require planning permission. However, it is understood that no such works are proposed. In addition, planning cannot get involved in disputes over shared driveways and property rights. The impact of the proposal on parking provision will be assessed in the report.

APPRAISAL

Site Description:

18 Grovelands Avenue is a two storey detached dwelling with converted loft space within the major development location of Winnersh. The property is of a traditional red brick construction with white uPVC fenestration. The property is set back from Grovelands Avenue through a driveway and a vegetated front boundary. The property has an attached garage to its front. The property looks onto the east side of Grovelands Avenue which is comprised of properties of varying design.

Proposal:

The proposal is for a garage conversion and changes to fenestration.

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.

Character of the Area:

Policy CP3(a) of the Core Strategy states proposals should be of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design.

The conversion of the garage does not propose any changes to the roof shape or projection of the garage. The only change would be the removal of the garage door, and replacement with a window to form a home office. This change poses no substantial harm to the appearance of the host dwelling or the character of the area and is in accordance with CP3.

Neighbouring Amenity:

Policy CP3(a) of the Core Strategy states proposals should not result in detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

No concerns on overlooking are anticipated through the conversion of the garage as only front facing windows are proposed as part of the development.

Loss of Light and overbearing:

No loss of light or overbearing is anticipated through the conversion of the garage as the footprint and scale of the dwelling is not changing. The only external changes are through the removal and replacement of the garage door.

Highway Access and Parking Provision:

CC07 of the MDD Local Plan states that planning permission will only be granted where the proposal demonstrates the following:

- a) How the proposed parking provision meets the standards set out in Appendix 2 of the MDD
- b) That the new scheme retains an appropriate overall level of off-street parking.

The existing garage measures at 5.6m x 3.7m. The depth of the garage therefore misses the 6m requirement by the council to count as a parking space. The conversion of the garage to a home office does lead to the addition of one habitable room. The property is a 4 bedroom house for which 3 parking spaces is an acceptable amount according to the councils parking standards. The block plan submitted shows 3 parking spaces which all measure at 5m x 2.5m which is the minimum size for a parking space. However, adequate manoeuvring space is not demonstrated with only 2.5m-3.2m of space behind each parking space. It is unclear how 3 vehicles could park outside of the property while also allowing the vehicles to independently enter and exit the property.

As the property is a single family dwellinghouse, it is anticipated that parking arrangements could be coordinated by the occupants of the dwelling. In addition, as 20 Grovelands Avenue has a separate access to their property this arrangement would not impact on access to their property. Similarly, the parking arrangements do not infringe upon the shared access to 18a and 18b Grovelands Avenue. As only half a parking space has been lost, it is considered that the parking arrangement remains the same as before and an appropriate overall level of off-street parking is maintained in accordance with CP7.

Amenity Space:

The proposal does not generate a concern over residential amenity space for current or future occupiers.

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:	
Date:	29 July 2026
Earliest date for decision:	11 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	07/09/26

PLANNING CONSTRAINTS/STATUS**Affordable Housing Thresholds | Total count: 3**

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Winnersh

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Annual likelihood of surface water flooding 1 in 1000 | Total count: 1

#	depth_band
1	<150mm

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	TP751	Ecology Officer, Green Infrastructure Team

2	Bat survey required for planning applications that involve roof modification or demolition.	TQ751	Ecology Officer, Green Infrastructure Team
---	---	-------	--

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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

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

Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000&notes=&location=480914,172519%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
---	--------------	------------------------------

1	Winnersh Ward	0 m
---	---------------	-----

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Winnersh CP	0 m