

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252549
Site Address:	196 London Road, Wokingham, Wokingham, RG40 1SN
Expiry Date:	8 January 2026
Site Visit Date:	20 November 2025
Proposal: Householder application for the proposed garage conversion to form a disability sensory room with the installation of a rear window (retrospective)	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
N/A
External
N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application relates to a two storey; semi-detached dwelling located east of Wokingham within a major development location. The dwelling has no previous planning history.

The proposal seeks retrospective approval for a garage conversion to form a disability sensory room. The sensory room was originally a garage which has been converted without planning permission which this submission seeks to regularise.

Internally, the existing garage floor is proposed to be brought to same level as the rest of the house and the entrance to the garage will remain the same. The only operational development forming a part of the development is the erection of a single rear window.

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 comprising a dormer extension and re-roofing of the front porch 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.

There are no changes proposed to the frontage of the house. The as constructed visual change to the rear would have a negligible visual impact on the character of the area, as it would not be appreciable from the street scene and is of modest scale. 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 rear-facing window is 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:

Off-street parking will continue to be provided on the driveway, which accommodates two vehicles. No on-street parking is required given the scale of development and number of habitable rooms within the dwelling.

The proposed conversion will not reduce parking provision below the level required for a dwelling of this size. Therefore, WBC Highways were not required to be consulted for this application.

Flooding and Drainage:

The site is located within Flood Zone 1 and is at a low risk of surface water flooding. The proposal does not introduce any additional flood-risk implications given no additional built form or impermeable area forms a part of the development.

Ecology:

The application site is located in an area suitable for bat roosts as per WBC's internal GIS mapping. However, due to the installation of the window not effecting the roof of property, no concerns are raised on ecological grounds.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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
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Recommendation:	Approve
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Date:	27 November 2025
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Earliest date for decision:	4 December 2025
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	08.12.2025
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PLANNING CONSTRAINTS/STATUS

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	London Road

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

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.	[H866	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	[I866	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	Green	Consult NatureSpace for Major developments only

Landscape Character Assessment 2019 | Total count: 2

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay
2	Landscape Character Assessment 2019	Holme Green Pastoral Sandy Lowland