

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261520
Site Address:	23 Meadow View, Winnersh, Wokingham, RG41 5PD
Expiry Date:	25 August 2026
Site Visit Date:	9 July 2026
Proposal: Householder application for the proposed partial garage conversion and single storey rear extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP7- Managing Travel Demand
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	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
WBC Drainage- No Objection
External
None Consulted

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Site Description:

The application relates to a two-storey, detached dwelling located on Meadow View within Winnersh, to the east of Wokingham,

Description of development:

The application seeks planning permission for the partial conversion of the existing garage and the erection of a single-storey rear extension. The proposal will retain part of the existing garage for storage purposes, with the remaining space converted into a kitchen. The single-storey rear extension will integrate with the converted garage to create a larger kitchen.

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 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.

The proposed rear extension would have a flat roof and would protrude approximately 3.7 metres from the rear of the dwelling. As it would be situated to the rear, public viewpoints of its form would be limited. Combined with its modest scale, the extension would have an acceptable impact on the character of the area.

The proposed garage conversion would be purely internal and would not affect the appearance of the site's principal frontage. It would therefore have no notable visual impacts on the wider character of the area.

Overall, 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:

Overlooking:

The proposal includes the installation of doors within the side elevations and a window within the rear elevation of the proposed rear extension. These alterations are minor in nature and would not introduce any significant opportunities for overlooking beyond those already existing. Consequently, the proposal would not result in any unacceptable impact on the privacy or amenity of neighbouring occupiers.

As such, the proposal would not result in any material loss of privacy to neighbouring occupiers and is considered acceptable in terms of residential amenity.

Loss of Light and Overbearing:

The extension would be within immediate proximity to the site boundary with no.25 Meadow View, but the separation distances between the extension and relevant neighbouring built form are sufficient to avoid any adverse concerns on these grounds.

Overall, given the limited scope of the development, the proposal will not result in any material loss of light or overbearing impact on neighbouring properties.

Highway Access and Parking Provision:

Although the proposal involves the partial loss of the existing garage through its conversion, sufficient off-street parking will remain within the site to serve the dwelling. The existing driveway and highway access will be retained, and no new or altered vehicle access is proposed. As such, the proposal will not result in an unacceptable loss of parking provision and will have no adverse impact on highway safety.

Amenity Space:

The site's existing garden is approximately 10.8 metres deep and 8.3 metres wide. Whilst the proposed development would result in a minor loss of rear garden space, the remaining amenity space would still be sufficient to serve the occupiers of the dwelling.

Flooding and Drainage:

Although the site is identified as being partly within Flood Zone 2, the majority of the site lies within Flood Zone 1. The proposed increase in the building footprint is located entirely within Flood Zone 1 and does not encroach into the area at risk of flooding.

WBC Drainage raised no objections to the proposals, subject to securing a drainage strategy via condition. The LPA however consider this request disproportionate to the

scale of the development and flood risk of the site. As per the 6 tests of planning conditions, the condition is not necessary to make the scheme acceptable.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

There are no ecological concerns.

Conclusion:

Overall, the proposal complies with the development plan. Subject to conditions, 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	
Conditions agreed:	Not required
Recommendation:	Approval
Date:	30 July 2026
Earliest date for decision:	22 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	31.07.26

PLANNING CONSTRAINTS/STATUS

Countryside

Flood Zone 2

Located in an area suitable for bats

Great Crested Newt Impact Zone