

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260285
Site Address:	8 Winchcombe Road, Twyford, Wokingham, RG10 0AT
Expiry Date:	1 April 2026
Site Visit Date:	5 February 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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
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 CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Twyford Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
151782	Proposed erection of 4no. detached dwellings with associated works and access. Demolition of existing dwelling.	Approved 13/07/2015

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No comment to make.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site consists of a two-storey detached dwelling located on the southern side of Winchcombe Road, Twyford. The dwelling is part of a small development of four properties constructed circa 2016.

Proposal:

This application seeks approval for the conversion of the existing integral garage to habitable accommodation.

Note:

Condition 23 of permission 151782 (Proposed erection of 4no. detached dwellings with associated works and access. Demolition of existing dwelling.) reads:

23. Garage to be retained as such

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

23. To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

Therefore, due to the condition imposed by permission 151782, the proposed garage conversion requires planning permission.

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. Policy CC01 of the Managing Development Delivery (MDD) Local Plan 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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and MDD.

Character of the Area:

The proposed development would replace the existing garage door with one casement window to facilitate a garage conversion. No other changes are proposed to the footprint or external surfaces of the garage.

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. R1 and RD1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area and R11 requires a coherent street character, including in terms of scale, rhythm, proportion and height.

The proposal would not include any extensions and would utilise the footprint of the existing garage to create habitable living accommodation which would serve a utility room and family room.

R7 of the Borough Design Guide SPD requires a consistent building line relative to existing buildings. The host dwelling accords with the existing grain of development, density and spacing between the buildings that characterise the area and maintains the linear development of Winchcombe Road. The proposed changes would not alter the existing building line of the property which is acceptable.

The only external change to the property frontage would be the existing garage door replaced with a casement window to match the existing style of fenestration and horizontal boarding to match the existing material palette displayed on the front elevation. Whilst the uniform appearance of the row of four properties is noted, the host dwelling has a gable on the opposite side of the front elevation to the other three dwellings. This provides an already existing level of difference between the properties. The proposed development would provide an opportunity for further personalisation of the property which would not be out of character with the rest of the street scene due to the already converted garages to living accommodation evidenced at nos. 47 and 49. Therefore, the proposed changes would be coherent with the established street character and sufficiently in-keeping with the existing built form along the road.

R11 of the Borough Design Guide SPD requires that housing ensures a coherent street character, including materials and colour, RD6 states the elevations are to be well composed, proportioned and detailed and RD7 requires that materials, colours and details respond to the distinctive elements of the locality. The proposed changes would introduce one additional window that would be similar in appearance to the existing fenestration which would be acceptable. The proposed horizontal board cladding ensures a cohesive relationship with the host dwelling as well as with the three other adjoining properties.

Neighbouring Amenity:

Overlooking:

The proposal would include the introduction of one front facing window at ground floor level to serve the family room. R16 of the BDG specifies separation distances to be retained in order to maintain privacy and limit any sense of enclosure. For front-to-front elevations, a 10m minimum separation distance is recommended. The proposed window would be more than 30m from the front fenestration of no. 5 Winchcombe Road, and therefore, would not generate any detrimental overlooking impacts to neighbouring properties.

Loss of Light & Overbearing:

As no extensions would be required to facilitate the development, there are no overbearing or loss of light impacts that would be generated by the scheme.

Highway Access and Parking Provision:

Policy CC07 states that planning permission will only be granted where a development can meet parking provision, the standards of which are in Appendix 2 of the MDD. Development should also not adversely affect the Highway network and promote sustainable transport modes, as outlined in policy CP6 of the Core Strategy.

The proposed garage conversion would increase the total number of habitable rooms. The property benefits from a large driveway providing onsite parking for three vehicles. There are no changes proposed to the existing driveway parking arrangement which is considered satisfactory to serve the proposed development.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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
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Recommendation:	Approve
Date:	27 March 2026
Earliest date for decision:	26 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	27.3.26

PLANNING CONSTRAINTS/STATUS

- Major Development Location
- Bat Roost Area
- Great Crested Newt – Green Zone
- Landscape Character Assessment 2019 – Wargrave-Twyford Arable Chalk Lowland
- Twyford, Ruscombe & Hurst Ward
- Twyford Parish Council