

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261346
Site Address:	11 Sylvester Close, Winnersh, Wokingham, RG41 5LL
Expiry Date:	1 August 2026
Site Visit Date:	15 April 2026
Proposal: Householder application for the proposed garage conversion to create habitable accommodation along 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction 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 CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
36529	Construction of six dwellings	Approved 25/03/1992

CONSULTATION RESPONSES

Internal
WBC Drainage – No objection
External
None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed conversion of the existing garage to provide a study and bathroom, plus associated 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. 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:

The proposed conversion of the garage would see the garage door being replaced with a front facing window that would match the style and appearance of the other windows on the dwelling, additionally, the new brickwork would also match the existing dwelling. As such, it is not deemed that the conversion of the garage poses any harm to the appearance of the host dwelling or wider character of the area.

Neighbouring Amenity:

The proposed garage conversion poses no harm to neighbouring amenities.

Residential Amenity Space:

The proposed garage conversion would have no adverse impact upon the usability of the site's rear amenity space for current and future occupiers.

Highway Access and Parking Provision:

The Council's standards for garage dimensions are 3m x 6m, and the existing garage falls short of this standard. As such, in this instance it is not considered that the garage conversion would result in the loss of a parking space. Additionally, the submitted block plan demonstrates that three parking spaces (2.5m x 5m) can fit within the red line. As such, there are no concerns with regards to the parking provision.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

Community Infrastructure Levy (CIL):

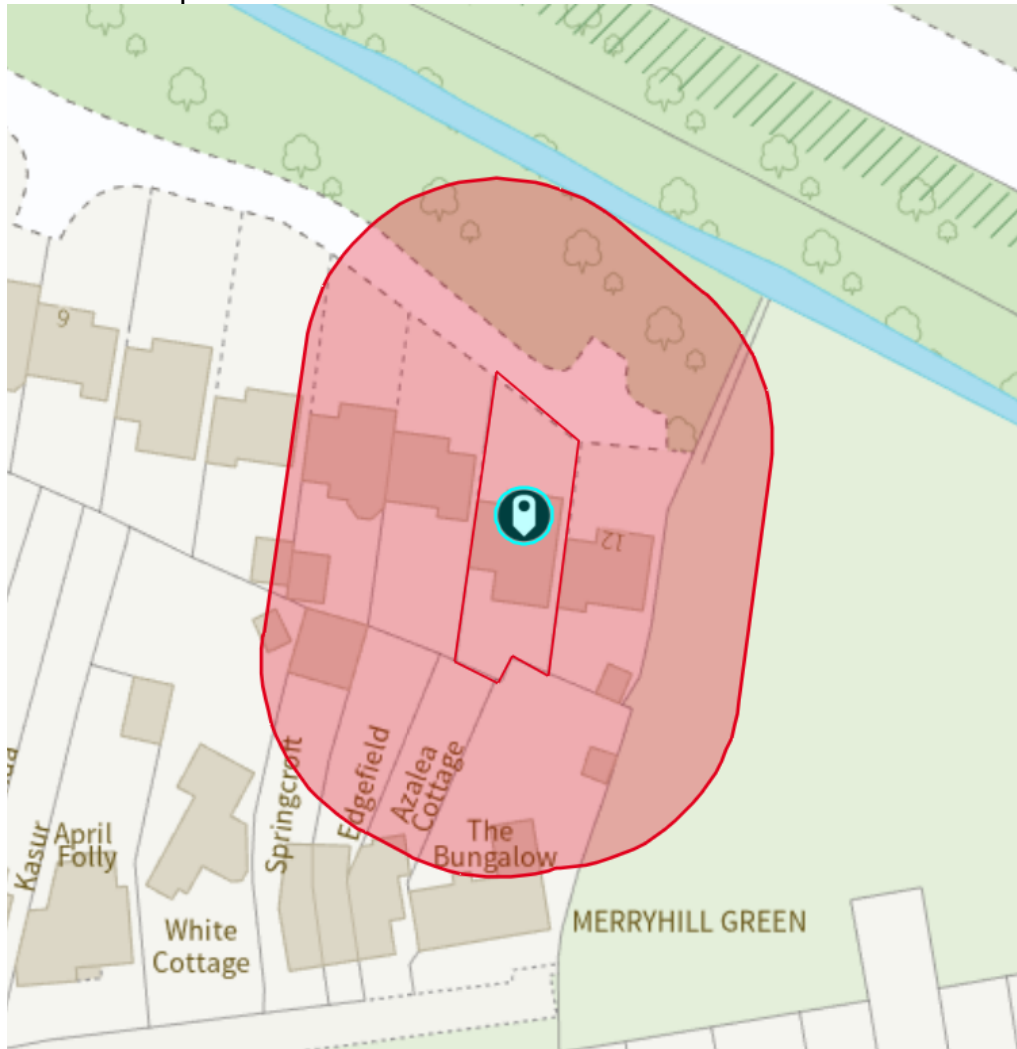
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	27 July 2026
Earliest date for decision:	29 June 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	27.07.2026

PLANNING CONSTRAINTS/STATUS

Near Me Report 261346



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No legend

Affordable Housing Thresholds | Total count: 4

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

Scale and Location of Development Proposals | Total count: 2

#	FEATURE_TYPE	NAME
1	Countryside	Countryside
2	Major Development Locations	Winnersh

Mineral Safeguarding Areas | Total count: 2

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits
2	Sharp Sand and Gravel	Sub-alluvial River Terrace deposits - Indicated resources in area assessed by BGS

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

Flood Zones | Total count: 1

#	flood_zone
1	Flood Zone 3

Historic Flood Extent | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Historic Flood Outline	Historic Flood Map

Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	Sylvester Close

Main River Consultation Area | Total count: 1

#	layer
1	Main River Consultation Area

Risk of Flooding from Surface Water | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	TM729	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	TM730	Ecology Officer, Green Infrastructure Team

3	Bat survey required for planning applications that involve roof modification or demolition.	TN729	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	TN730	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	Red	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	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=&location=479921,172819%20(IRZ%20polygon%20centre)

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	Closest Approximate Distance
1	Winnersh Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Winnersh CP	0 m

