

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252899
Site Address:	41 Laurel Close, Wokingham, RG41 4AZ
Expiry Date:	20 January 2026
Site Visit Date:	11 December 2025
Proposal: Householder application for the proposed Garage Conversion.	

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
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
211313	Householder application for the proposed erection of a single storey rear extension with the insertion of 3 no. rooflights following demolition of existing conservatory.	Approve 17 June 2021

021692	Proposed single storey rear extension to dwelling to form conservatory	Approve 13 February 2003
020561	Proposed two storey side extension to dwelling.	Approve 21 October 2002

CONSULTATION RESPONSES

Internal

WBC Drainage- No objections.

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is located on a small residential cul-de-sac, on Laurel Close within the major development location of Wokingham. The existing building is a large semi-detached property.

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, within the major development of Wokingham 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 requires the proposed garage conversion to maintain or enhance the high quality of design.

CP3 of the Core Strategy requires the proposed garage conversion to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The proposed garage conversion poses no detrimental harm to the character of the area as there are similar garage conversion further along on the street. The conversion will form the visual appearance of a subservient addition to the house which positively interacts with the street scene.

The proposed garage conversion is subservient to the existing built form as the materials used to construct the conversion will be made to match the rest of the main dwelling. These are identified on the application form to consist of red facing brick, white UPVC windows, all guttering and downpipes to consist of black plastic and all external timber clad with white UPVC.

Neighbouring Amenity:

CP3 says the proposed garage conversion should not have any detriment to the amenities of adjoining land users including open spaces or occupiers quality of life.

Overlooking:

The proposed garage conversion would not introduce a harmful outlook across any neighbouring properties and therefore there are no concerns with regards to overlooking or any loss of privacy.

Loss of Light:

The proposed garage conversion would be aligned with the neighbouring property garage (No. 43 Laurel Close), therefore there are no concerns raised with regards to loss of light.

Overbearing:

The proposed garage conversion would be aligned with the neighbouring property garage (No.43 Laurel Close), therefore no concerns are raised with regards to loss of light.

Amenity Space:

The proposed garage conversion would not adversely harm the usability of the site's rear amenity space for the current and future occupiers.

Highways and Parking:

The application retains the front driveway which provides sufficient off-street parking. There are no parking restrictions on the road for visitor parking.

Flooding and Drainage:

The LLFA recommends No objection, subject to confirmation that the development does not increase the footprint of built form and does not create additional impermeable areas that could increase surface water runoff.

Conclusion:

In conclusion, the proposed garage conversion would not detrimentally harm the character and appearance of the area, would not harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it 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:	Approve
Date:	6 January 2026
Earliest date for decision:	17 December 2025

Recommendation agreed by:	<i>MC</i>
(Authorised Officer)	
Date:	06.01.2026

PLANNING CONSTRAINTS/STATUS

Thames Basin Heath SPA Mitigation Zones

Water Network Watercourse Consultation Zone

Great Crested Newt Impact Risk Zones

SSSI Impact Risk Zones

Water Utility Consultation Zones

Potentially Contaminated Land Zones