

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261363
Site Address:	Satis, Green Drive, Wokingham, RG40 2HT
Expiry Date:	18 August 2026
Site Visit Date:	5 September 2025
Proposal: Application to vary condition 2 of planning consent 251976 for the proposed erection of a detached garage with first floor storage area. Condition 2 refers to the approved details and the variation is to bring the proposed garage closer to the side boundary fence. (Part retrospective)	

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 CC07 – Parking CC09- Development and Flood Risk CC10- Sustainable Drainage
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
251976	Householder application for the proposed erection of a detached garage with first floor storage area.	Approved 16 th September 2025
231785	Householder application for the proposed erection of a two storey side extension and a	Approved 15 th July 2023

	dethatched garage with first floor accommodation.	
111725	Application for submission of details to comply with conditions 3,7,8,9 and 10 of planning consent F/2009/0891. 3.Samples and details of materials 7.Assessment to determine if any harmful materials present 8.Scheme to deal with potential contamination 9.Scheme of landscaping 10.Natural England great crested newt development license.	Obtained 25 th July 2011
091975	Proposed erection of detached garage.	Approved 11 th April 2010
090243	Proposed erection of 1x detached house and demolition of existing dwelling.	Approved 30 th June 2009.

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council has no comments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is located in the south-western corner of Green Lane, a small residential cul-de-sac within the major development location of Wokingham. The existing building is a large, detached two storey property on a large plot.

Permission 251976 was approved on 16/09/2025 for the erection of a detached garage with first floor storage area.

Proposal:

This application seeks to vary condition 2 of planning consent 251976.

Condition 2:

Condition 2 relates to the approved plans. The change would require the amended plan (D3135-10) to substitute the original plan D3135-01 submitted in permission 251976.

The amendments sought are retrospective and consist of moving the positioning of the slab in the northwest facing corner being 8000mm from the boundary fence instead of 1800mm, reducing the space between the neighbouring boundary.

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, in the major development location 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:

The proposed variation relates to a minor amendment to the approved scheme. The alteration consists of changing the positioning of the garage and moving it closer to the neighbouring boundary by 1m. This minor visual alteration would have no notable impacts on the wider visual amenities of the area and is acceptable.

Neighbouring Amenity:

Overlooking:

The changes to the proposals have no greater impacts in terms of overlooking onto neighbouring land uses.

Loss of Light:

There is no loss of light on the neighbouring properties due to the proposed garage being of a modest height and well separated away from neighbouring dwellings.

Overbearing:

There is a neighbouring outbuilding located adjacently to the north, and there is an appropriate level of hedgerow screening maintained between both boundaries within the applicant's ownership. This limits the perceived visibility of the proposal from the neighbouring properties.

The proposed amendments will reduce the boundary distance with 'Orchard End' from c1.8m to c0.8m at the closest. This is slightly under the 1m recommended distance between the flank wall and boundary. However, as it is located on an irregular plot, at

the furthest it will be located c.2.7m away. The proposed garage will not appear as a visually dominating overbearing feature from the neighbouring property.

Overall, the sought amendments do not cause any issues regarding overbearing, loss of light or overbearing on the neighbouring properties and their amenities.

Highway Access and Parking Provision:

The amendments sought do not impact the approved parking arrangements which are Acceptable. They will not affect the approved driveway as there will be over 6m of driveway space between the hedge and proposed garage for safe manoeuvring.

Amenity Space:

The amendments sought do not impact the amenity space which is acceptable.

Conclusion:

The proposal would not significantly impact the character of the host dwelling or local area. The proposed amendments do not impact any other material planning consideration related to the approved development and do not alter the Officer conclusions of the original application. Therefore, 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:	Approve
Date:	22 July 2026
Earliest date for decision:	14 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	22/07/26