

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                      |                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Application Number:</b>                                                                                                                           | 260392                                             |
| <b>Site Address:</b>                                                                                                                                 | 3 Simonds Grove, Spencers Wood, Wokingham, RG7 1BH |
| <b>Expiry Date:</b>                                                                                                                                  | 13 April 2026                                      |
| <b>Site Visit Date:</b>                                                                                                                              | 30/03/2026                                         |
| <b>Proposal:</b> Householder application for partial conversion of the existing garage to non-habitable ancillary storage/gym space (retrospective). |                                                    |

### **PLANNING POLICY**

|                             |                                                                                                          |
|-----------------------------|----------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                    |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP2 – Inclusive Communities<br>CP3 – General Principles for Development |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking   |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                          |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                             | Decision & Date          |
|-----------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 252152          | Application for a certificate of lawfulness for the partial garage conversion to create habitable accommodation.        | Refused-24 November 2025 |
| 161255          | Full application for the proposed erection of 32no dwellings with associated vehicular access, parking and landscaping. | Approved-15 August 2017  |

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Enforcement- No comments received  
WBC Digital Solutions Scanning- No comments received

#### **External**

None Consulted

### **REPRESENTATIONS**

|                     |               |
|---------------------|---------------|
| Parish/Town Council | No Objections |
|---------------------|---------------|

|                |                      |
|----------------|----------------------|
| Ward Member(s) | No comments received |
| Neighbours     | No comments received |

## APPRAISAL

### Site Description:

The application relates to a two-storey, detached dwelling located at Simonds Grove. The property was recently subject to a refusal for a proposed certificate of lawfulness relating to the current retrospective proposal. Aside from this, it has not undergone any alterations since its original construction in 2017.

### Proposal Description:

The proposal seeks retrospective approval for the partial conversion of the existing garage into non-habitable ancillary storage and gym space.

The garage is subdivided by a plasterboard wall, separating the storage/gym area from the remaining garage space.

**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 surrounding dwellings within Simonds Grove, Spencers Wood, are predominantly detached and semi-detached residential properties set within modest plots, with a layout that generally follows a consistent building line. Most properties also benefit from front garages.

The existing garage door remains unchanged. There is no visual alteration to the frontage, and the proposal is considered to have a negligible visual impact on the

character of the street, thereby maintaining consistency with the surrounding properties.

The proposed works are modest in scale and in keeping with the established character. As such, 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:**

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

#### *Overlooking:*

There are no changes proposed to the fenestration, and the garage door remains unchanged. Therefore, no concerns are raised in respect of overlooking or loss of privacy.

#### *Loss of Light and Overbearing:*

Given the limited scope of the development and the absence of any increase in built form, the proposal will not result in any material loss of light or overbearing impact on neighbouring properties.

### **Highway Access and Parking Provision:**

The proposal does not alter the existing highway access. Two driveway parking spaces are retained within the application site. According to the WBC Car Parking Standards, the development of such scale in an urban location will require two parking spaces. The retained existing parking meets the Council's parking requirement and therefore the loss of the garage space for parking is acceptable. Visitor parking can be accommodated on street.

### **Flooding and Drainage:**

There are no flood risk concerns. The site is located within flood zone 1 which is suitable for development and is at a low risk of surface water flooding at the front of the site.

### **Landscape and Trees:**

There are no anticipated impacts on existing vegetation.

### **Ecology:**

The site is not located within an area identified as having bat roost potential.

Despite the site being within a Great Crested Newt (GCN) area, the scale of the development is such that an ecology assessment is not required and there are no anticipated impacts on this protected species.

**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**

|                                    |               |
|------------------------------------|---------------|
| <b>Conditions agreed:</b>          | Not required  |
| <b>Recommendation:</b>             | Approval      |
| <b>Date:</b>                       | 27 March 2026 |
| <b>Earliest date for decision:</b> | 11 March 2026 |

|                                                           |                   |
|-----------------------------------------------------------|-------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>MC</i>         |
| <b>Date:</b>                                              | <b>08.04.2026</b> |

## **PLANNING CONSTRAINTS/STATUS**

***Scale and location of development -Modest development location- Spencers Wood***

***Risk of flooding from surface water- 1–1000 year risk extent***

***Great Crest Newt Impact Risk Zone- Amber***

***Landscape Character assessment 2019- Spencers Wood Settled and Farmed Clay***