

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261416
Site Address:	15 Conygree Close, Earley, Wokingham, RG6 4XE
Expiry Date:	13 August 2026
Site Visit Date:	7 July 2026
Proposal: Householder application for the proposed part conversion of garage to create habitable accommodation (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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

WBC Landscape and Trees: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached dwelling with single storey detached garage to right of the main dwelling.

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 proposal would differ to the current street scene and slightly alter the characteristics of the street. The garage door is to be replaced with a window. However, the new window would be similar to the existing in size and proportions of current ground floor windows along Conygree Close, meaning that the proposal would not negatively harm the street scene.

The window to the rear would not be visible from the public realm and would not harm the character of the area.

Neighbouring Amenity:

Overlooking: The window to the front would overlook onto the front driveway and fencing. The window to the rear would be screened by the existing fencing, thus no overlooking concerns.

Loss of Light/Overbearing: Given the nature of the proposal, no loss of light or overbearing concerns.

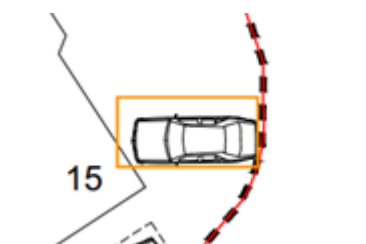
Highway Access and Parking Provision: WBC'S adopted parking standards after development require 3 or more spaces for a 4 more bedroom dwelling.

Despite the proposed parking spaces do not fully comply with the minimum requirements for parking spaces are 5.0m x 2.5m, three parking spaces of suitable dimensions can be accommodated within the proposed driveway.

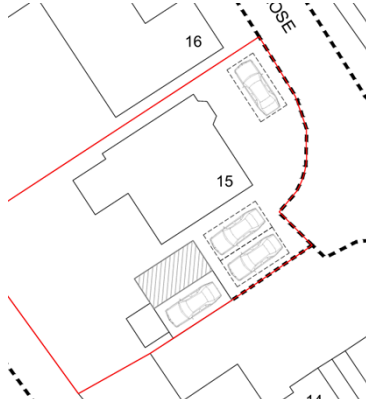
The proposal would also result in the loss of the existing garage. However, the garage is of limited practical value for the parking of modern vehicles due to its constrained dimensions, and it does not make a meaningful contribution towards off-street parking provision. The dwelling would retain two existing driveway parking spaces and gain an additional on-plot parking space, providing a total of three parking spaces in accordance with the Council's adopted parking standards for a dwelling of this size. Furthermore, the site is located within a residential cul-de-sac where there are no on-street parking restrictions and sufficient opportunities for visitor parking on the public highway. As such, the proposed parking arrangements are considered acceptable and would not result in any adverse impact on highway safety or the

availability of parking within the surrounding area. Consequently, there is no requirement to impose a condition requiring the retention of the parking spaces, as the approved plans clearly demonstrate that it is possible to comply with the Council's parking standards.

Landscape and Trees: The officer requested the new parking space to be relocated from the front garden lawn to the existing hard landscaping of the driveway and path to the dwelling's front door (see figure below for proposed location).



However, the minimum requirements for parking spaces are 5.0m x 2.5m in accordance with WBC parking standards, and such proposed location for a parking space (see figure above) is unacceptable. Instead, converting part of the existing front garden lawn into hardstanding for an additional parking space was considered a suitable location – see below:



Whilst some of the grass to the front would be lost, the other dwellings within the cul-de-sac have no grass in their front gardens, so such arrangement would not look out of place, and such minor loss of greenery would not ultimately harm the street scene.

There is a protected Area A3, including the species Ash, Field Maple, Blackthorn, Elm, Various and a protected single tree T45 Oak (*Quercus robur*) in the rear garden of the Site. (Ref: TPO-0197-1980). The development will have no detrimental impact on the protected trees to the rear of the property.

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:	Yes
Recommendation:	Approve
Date:	5 August 2026
Earliest date for decision:	13 July 2026

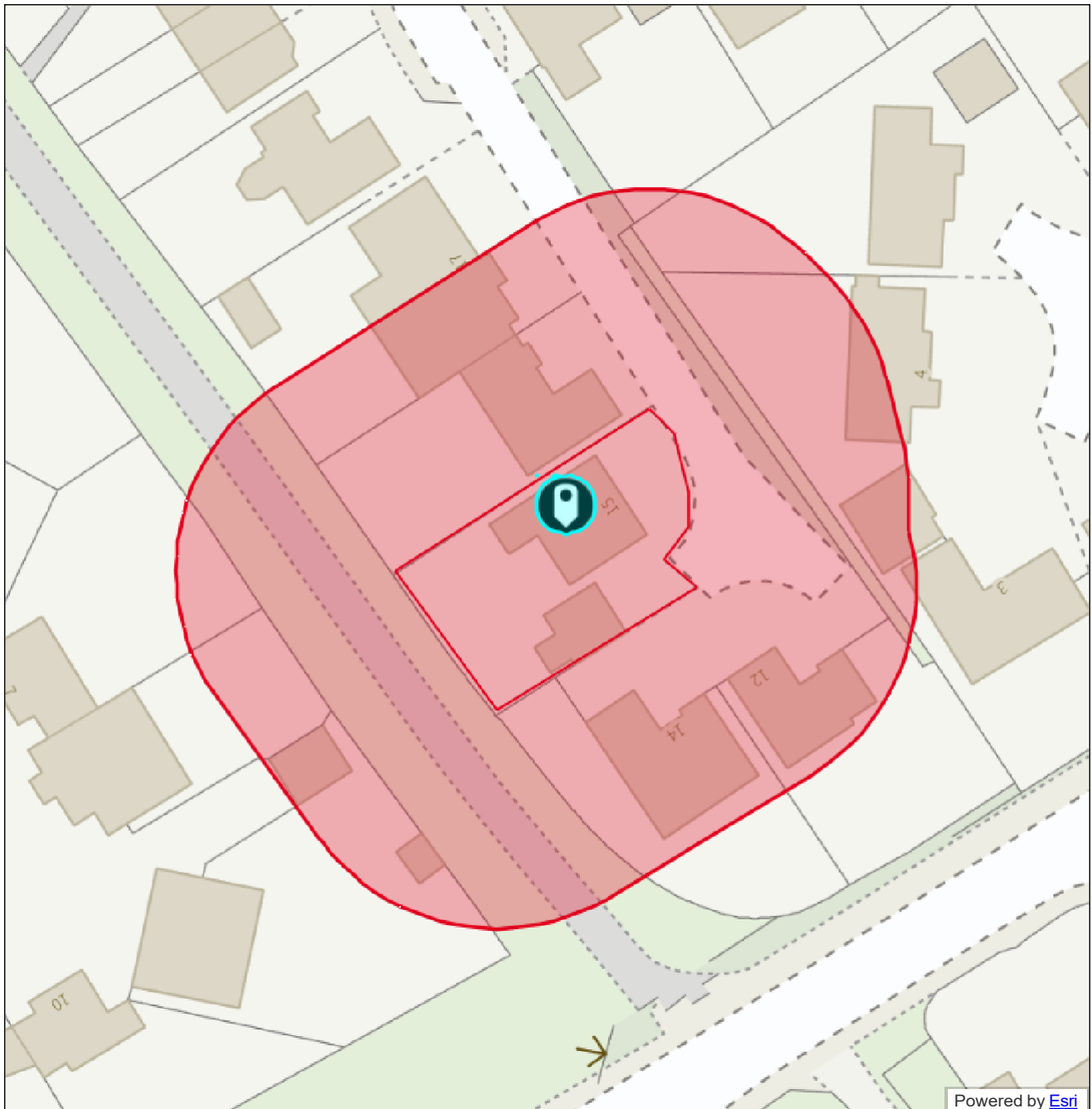
Recommendation agreed by: (Authorised Officer)	
Date:	6 August 2026

Near Me Report

Area of Interest (AOI) Information

Area: 3,296.81 m²

Date: Wed Jun 17 2026 12:38:50 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 3

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

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

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: 2

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES
2	All works exceeding 150 metres (492.1 feet)	NO	YES

Risk of Flooding from Surface Water | Total count: 2

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

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=11404&location=475984,168857%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Tree Preservation Orders Served or Confirmed | Total count: 2

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0197-1980	Area	Confirmed
2	TPO-0197-1980	Single	Confirmed

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Hawkedon Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Earley CP	0 m