

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                  |                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                       | 253072                                          |
| <b>Site Address:</b>                                                                                                                                                                                             | 67 Lowther Road, Wokingham, Wokingham, RG41 1JB |
| <b>Expiry Date:</b>                                                                                                                                                                                              | 16 March 2026                                   |
| <b>Site Visit Date:</b>                                                                                                                                                                                          | 23 January 2026                                 |
| <b>Proposal:</b> Householder application for the proposed garage conversion to create habitable accommodation plus erection of a single storey front extension to form porch along with changes to fenestration. |                                                 |

### **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>CP3 – General Principles for Development<br>CP9 – Scale and Location of Development Proposals |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC04 – Sustainable Design and Construction<br>CC07 – Parking        |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                         | Decision & Date      |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 111/72          | Garage with room over                                                                                                                               | Approved<br>16/02/72 |
| 34578           | Single storey front extension to enlarge existing front porch and garage conversion of part of rear of existing garage to utility room              | Approved<br>17/11/89 |
| 002558          | Proposed single storey rear extension to form conservatory and single storey front extension to form porch.                                         | Approved<br>16/06/00 |
| 252628          | Application for a certificate of lawfulness for the proposed conversion of the garage to a habitable room and construction of a porch to the front. | Refused<br>15/12/25  |

### **CONSULTATION RESPONSES**

**Internal**

WBC Highways: No objection subject to conditions

WBC Ecology: No objection

**External**

None consulted

**REPRESENTATIONS**

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

**APPRAISAL**

**Site Description:** Two storey semi-detached 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 Borough Design Guide states *“porches should generally project less than 2m forwards of the building line”*. The porch would not project forward of the building line and match that of the established front building line of the property, thus complying with the BDG. The porch is considered to be a minor and subservient feature which would not harm the street scene.

The garage would be converted into a study and store room, with the garage door replaced with a bay window. The proposal would differ to the current street scene and slightly alter the characteristics of the street but, would be a minor alteration and would not harm the street scene. The proposed window would be of similar size and design to the ground floor living room window. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

**Neighbouring Amenity:**

**Overlooking:** The window as part of the garage conversion would not overlook onto any dwellings and onto the road, thus no overlooking concerns.

The side window facing no.65 as part of the porch would be screened by the existing side fencing, thus no overlooking concerns.

*Loss of Light/Overbearing:* The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

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

#### General

The proposed works consist of a garage conversion, to habitable accommodation, and an erection of a front porch. The proposed works indicate an increase of 1 habitable room. The proposed development contains 8 habitable rooms.

#### Access

The existing access arrangements are to be retained. This is considered acceptable.

#### Car Parking

The existing garage is unsuitable for vehicle storage. Therefore, there is no change in the parking provision. A dwelling of this nature and scale require the provision of 3 car parking spaces in line with WBC Parking Standards.

The proposed parking arrange is acceptable given the dropped crossing to be relocated to the centralised position. This will subject to a separate consent from the Traffic Management team.

#### Cycle Parking

The loss of the garage requires alternative the cycle storage to be provided. Page 7 of the submitted DAS show clear access to the rear garden. This is considered acceptable.

**Ecology:** The development proposals to extend the property to the front is considered highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. As such, a European Protected Species (EPS) mitigation license would not be required for these planned works to go ahead lawfully. In the unlikely event that bats are encountered during the construction activities, the works must stop immediately and a licensed ecologist should be called to site to attend to the bat and provide advice on how to proceed.

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**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.

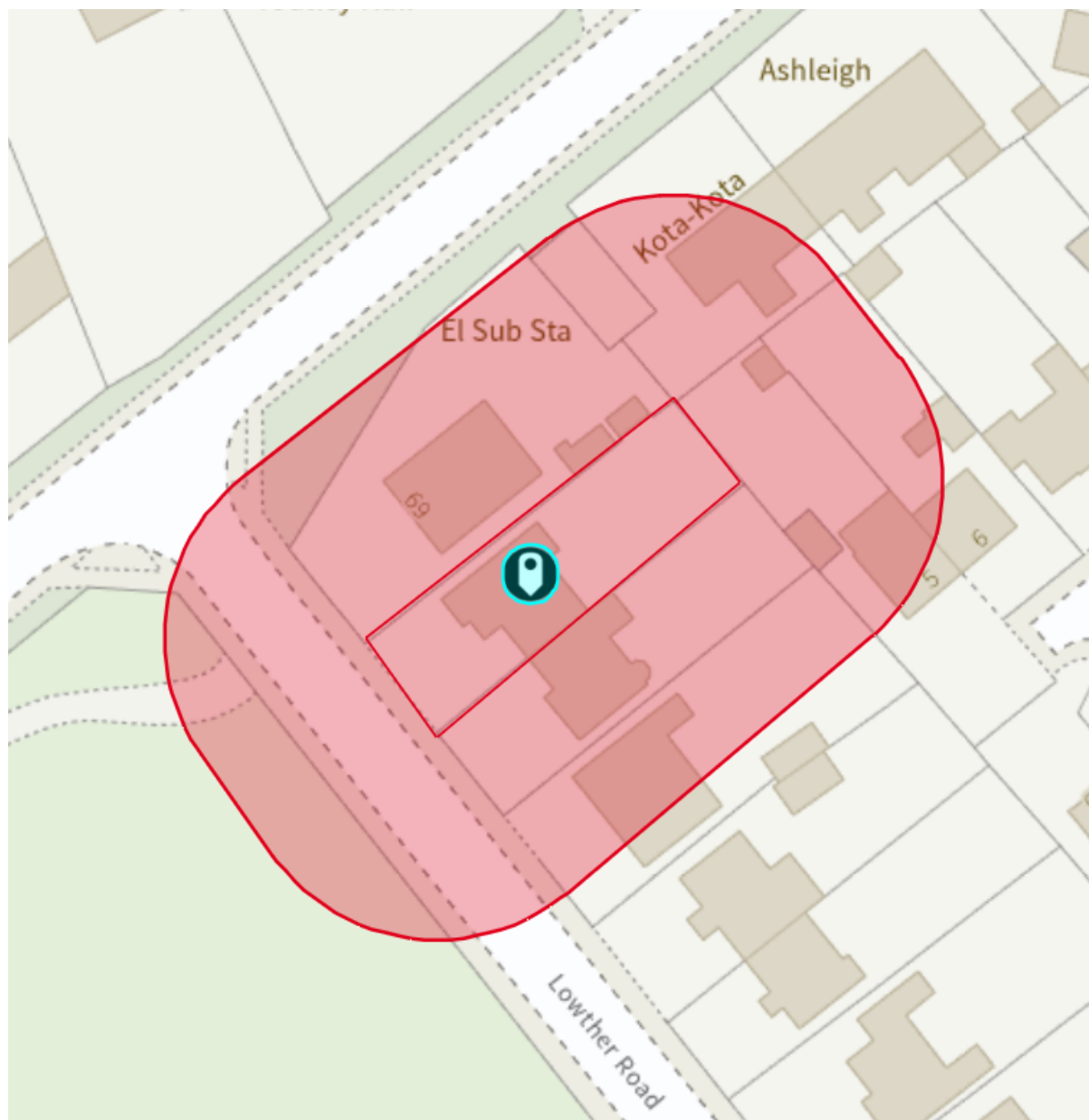
**The Public Sector Equality Duty (Equality Act 2010):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, 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.

|                                    |                 |
|------------------------------------|-----------------|
| <b>RECOMMENDATION</b>              |                 |
| <b>Conditions agreed:</b>          | Yes             |
| <b>Recommendation:</b>             | Approve         |
| <b>Date:</b>                       | 12 March 2026   |
| <b>Earliest date for decision:</b> | 9 February 2026 |

|                                  |                                                                                     |
|----------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:</b> |  |
| <b>(Authorised Officer)</b>      |                                                                                     |
| <b>Date:</b>                     | <b>12 March 2026</b>                                                                |

**PLANNING CONSTRAINTS/STATUS**

Near Me Report



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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 | Wokingham |

**Mineral Safeguarding Areas | Total count: 1**

| # | Type                  | SubType                |
|---|-----------------------|------------------------|
| 1 | Sharp Sand and Gravel | River Terrace deposits |

**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      |

**EA Groundwater Zones | Total count: 1**

| # | FEATURE_TYPE                   | FEATURE_NAME                    | CONSULT                                                                                                                          |
|---|--------------------------------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 1 | Groundwater Consultation Zones | Groundwater Consultation Zone 2 | Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency |

**Bat Roost Habitat Suitability | Total count: 5**

| # | FEATURE_TYPE                                                                                | FEATURE_NAME | CONSULT                                    |
|---|---------------------------------------------------------------------------------------------|--------------|--------------------------------------------|
| 1 | Bat survey required for planning applications that involve roof modification or demolition. | UZ795        | Ecology Officer, Green Infrastructure Team |
| 2 | Bat survey required for planning applications that involve roof modification or demolition. | UZ796        | Ecology Officer, Green Infrastructure Team |

|   |                                                                                             |       |                                            |
|---|---------------------------------------------------------------------------------------------|-------|--------------------------------------------|
| 3 | Bat survey required for planning applications that involve roof modification or demolition. | VA795 | Ecology Officer, Green Infrastructure Team |
| 4 | Bat survey required for planning applications that involve roof modification or demolition. | VA796 | Ecology Officer, Green Infrastructure Team |
| 5 | Bat survey required for planning applications that involve roof modification or demolition. | VB795 | 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 | Amber        | For Householder applications check HH Layer. Consult NatureSpace for all other types of development |

**SSSI Impact Risk Zones | Total count: 1**

| # | IRZURL                                                                                                                                                                                                                                                                    |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&amp;es=&amp;location=473915,172259%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&amp;es=&amp;location=473915,172259%20(IRZ%20polygon%20centre)</a> |

**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 of area  | Closest Approximate Distance |
|---|---------------|------------------------------|
| 1 | Emmbrook Ward | 0 m                          |

**Parishes | Total count: 1**

| # | Name of area | Closest Approximate Distance |
|---|--------------|------------------------------|
| 1 | Wokingham CP | 0 m                          |