

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260523
Site Address:	40 Mercury Avenue, Wokingham, Wokingham, RG41 3GA
Expiry Date:	27 April 2026
Site Visit Date:	4 March 2026
Proposal: Householder application for the proposed garage conversion to create habitable accommodation along with changes to fenestration and 2no. rooflights.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 - Parking CC10 – Sustainable Drainage TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
No planning history.	N/a	N/a

CONSULTATION RESPONSES

Internal
No comments received.
External

No comments received.

REPRESENTATIONS

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

APPRAISAL

Site Description

40 Mercury Avenue is located in Wokingham, which is a Major Development Location. The property occupies an edge position within a residential cul-de-sac.

The property is semi-detached with a gabled roof formation. The property features a lean-to pitched front extension with an integral garage, with capacity for 1no. vehicles. There is a moderately sized front driveway with capacity for a further 2no. vehicles.

No. 40 is finished in red brickwork with a black tiled roof. The windows are framed with white uPVC and are double-glazed. There is a small, grassed area next to the driveway and there is a modest 10m x 5.45m rear garden with a rear single-storey conservatory/extension.

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.

Proposal:

This application seeks approval for the proposed conversion of the integral garage to create habitable accommodation. There are also associated changes to fenestration and an additional 2no. rooflights proposed.

Design / Character of the Area

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life.

Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is characterised by a quiet cul-de-sac featuring predominantly two-storey semi-detached and terraced dwellings of similar age and design with red-brick and gabled, black, tiled roofs. This creates a cohesive residential character. Dwellings on Mercury Avenue are set-back from the highway, with moderately sized front driveways with integral garages.

Nearby properties No.18 and No.36 both had garage conversions approved in 2021 and 2024. These approved developments act as precedent to the current proposal.

Garage Conversion

The proposed garage conversion would not significantly harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because the development is proposed internally with some minor changes to fenestration and additional rooflights. The development replaces the existing front-facing garage door with a single window (1.2m x 1.2m) and a front door (0.9m x 2m). These are coherent with the dimensions and scaling of the property and the existing windows. The rooflights are also modest in dimension (0.66m x 9.78m), volume and massing.

Neighbouring Amenity:

The garage conversion would similarly not cause overlooking, overbearing or loss of light given its internal and single-storey nature and the absence of proposed side-facing windows directly onto a neighbouring property. Furthermore, the 2no. rooflights are proposed within the pitched roof of the front extension. Therefore, these would not result in any overlooking or loss of privacy. Overall, there is no significant impact to the neighbouring amenity, and it therefore accords with the aims of Policy CP3.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

Although 1no. spaces are lost due to the garage conversion, the dwelling retains 2no. spaces on the front driveway. Appendix 2 of the MDD Local Plan states that 2 spaces provide an appropriate level of off-street parking for a dwelling of this size. Therefore, this proposal meets Policy CC07 of the MDD.

Amenity Space

There will be no impact to amenity space as the development does not increase the built form or extend forward or backward of the main dwelling.

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):

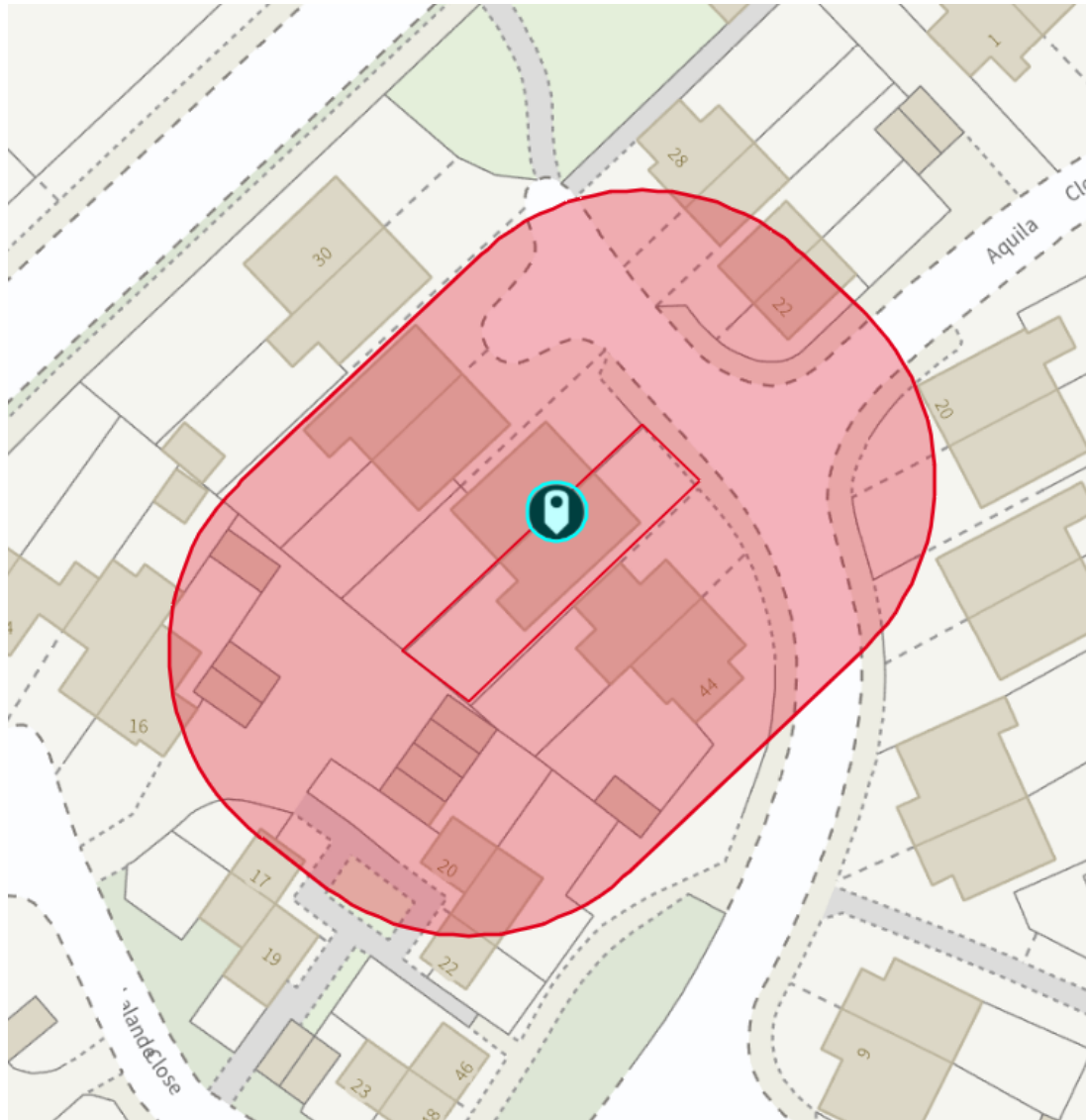
In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex 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:	15 April 2026
Earliest date for decision:	24 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	15/04/26

PLANNING CONSTRAINTS/STATUS



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

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: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Risk of Flooding from Surface Water | Total count: 3

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

3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
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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

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

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

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	Evendons Ward	0 m

Parishes | Total count: 1

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