

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251976
Site Address:	Satis, Green Drive, Wokingham, Wokingham, RG40 2HT
Expiry Date:	13 October 2025
Site Visit Date:	05/09/2025
Proposal: Householder application for the proposed erection of a detached garage with first floor storage area.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF)
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
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
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
231785	Householder application for the proposed erection of a two storey side extension and a detached garage with first floor accommodation.	Approved 15 July 2023

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 licence.	Obtained 25 July 2011.
091975	Proposed erection of detached garage.	Approved 1 April 2010.
090243	Proposed erection of 1x detached house and demolition of existing dwelling,	Approved 30 June 2009 .

CONSULTATION RESPONSES

Internal

WBC Highways- No objections.

WBC Ecology Newts- Request further information/ No objection subject to conditions.

WBC Ecology- No response received.

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection was raised by Wokingham Without Parish Council
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.

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.

The proposed garage has an upper floor storage area with windows and this is considered to be an ancillary to the main dwellinghouse. This application does not give permission to use the upper floor as self-contained habitable accommodation.

Character of the Area:

CP1 of the Core Strategy requires the proposed garage to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed garage to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

P3 6.2.1 of the Borough Design Guide states *“Garages should not project forward of the building line of a property”* and *“Garages should not be sited in front gardens but should be to the side or rear of a dwelling.”* The proposed garage complies with the guide as the new garage will be located on the west side of the site and would not encroach forward of the existing building line. The garage will be located c.4m from the existing western side flank of the property. The new garage will be minimum c.1.6m and maximum c.3.15m from the boundaries from the flank which complies with the standards identified within R15 of the Borough Design Guide.

The proposed garage will measure c.6.975m in depth and width and will incorporate a pitched roof form with a maximum ridge height of c.5.6m. The height of the garage is at least c.2.4m smaller than the ridge height of the main dwelling which is in close proximity. The proposed garage is subservient to the existing built form in this respect. The front dormers and materials used to construct the building will be made to match the main building. Therefore, there will be no detrimental harm to the character and appearance of the area. These are identified on the application form to consist of brick render walls, clay roof tiles and UPVC timber fenestration.

Neighbouring Amenity:

CP3 says the proposed two storey extension should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

Two windows are sited on the front dormer, there will be an oblique angle of visibility to the neighbouring garden of ‘Penlan’ and first floor windows. Given the afforded arc of outlook, separation distance and intermediary screening this will not result in detrimental material harm to neighbouring occupiers.

The first-floor plans show that the proposed development will be used as a storage room. There will be no overlooking into neighbouring properties ('Penlan') as there is an insufficient arc of outlook due to the angle of the skylights. Accordingly the 2no. skylights will not be able to provide views of Penlan or its amenity space.

Loss of Light:

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

Overbearing:

R16 of the Borough Design Guide states .*"The minimum distance from flank wall to boundary is 1m"*. The proposal complies with this as the garage is located further to the south than 'Penlan', separated by 8 metres.

There is an 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 garage is located c1.8m from the boundary of adjoining dwelling 'Orchard End' at the closest, and c3.7m away at the furthest as, it is located on an irregular plot. The proposed garage will not appear as a visually dominating or overbearing feature from the neighbouring property.

Highway Access and Parking Provision:

WBC Highways raise no objection to the proposed garage as all approved driveway parking will be retained. Furthermore, over of 6m driveway space will be provided between the hedge and proposed garage for safe manoeuvring.

Amenity Space:

R16 of the Borough Design Guide states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable." The proposed garage will result in a modest loss of garden space on the west side of the property, however there is sufficient space remaining with c.18m in depth and c.34m in width.

Ecology:

An Ecological Appraisal conducted by Ostara Ecological Services was carried out on 21st June 2023. The report concluded that no evidence of the protected species of bats were found, and the site did not provide suitable foraging and commuting resources for bats due to the lighting surrounding the site. Furthermore, the application site falls within an amber impact risk zone for great crested newts, indicating an area of suitable habitat and potential presence of the species. There are no ponds within the application site and only one mapped pond within 500m, approximately 420m south of the site. However, there are several records of great crested newts located in adjacent and nearby properties.

The applicant has supplied an Ecological Appraisal (Ostara Ecological Services, dated 21 June 2023). Although the survey for the Ecological Appraisal was carried out over two years ago, Nature Space have reviewed the application and are satisfied that if the development works are in accordance with the precautionary method statement, the proposed development will not negatively impact great crested newts. Accordingly, a related condition has been imposed.

Conclusion:

In conclusion, the proposed garage would not detrimentally harm the character and appearance of the area, would not harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it is recommended for approval subject to conditions.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	Approval subject to conditions
Date:	12/09/2025
Earliest date for decision:	10 September 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	15.09.2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant

- *Special Protection Area Linear Mitigation Zone*
- *Historic Flood Point*
- *Environment Agency Surface Water Flood Zones*
- *Bat survey required for planning applications that involves roof modification or demolition.*
- *Great Crested Newt Impact Risk Zone*
- *Water Utility Construction Zone*
- *Consultation Zone- Major Nuclear Site*
- *Network Rail Estate (inferred)*