

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260997
Site Address:	5 Ridgeway, Wargrave, Wokingham, RG10 8AS
Expiry Date:	26 June 2026
Site Visit Date:	11 May 2026
Proposal: Householder application for the proposed integral garage conversion alongside alterations to front and rear fenestration, erection of an entrance porch, and associated external alterations (part-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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
0/188/63	Outline 32 houses	C/A 07/08/63
209/64	Layout 88 detached houses	C/A 08/02/65
28/66	Detached house and garage	C/A 25/03/66
00330	Extension of garage	C/A 06/05/74
980584	Proposed Two Storey Side Extension To Dwelling	C/A 10/03/99
032012	Proposed single storey front extension to dwelling.	C/A 03/03/03
260453	Application for a certificate of lawfulness for the proposed conversion of the garage to habitable accommodation plus changes to fenestration.	Refused 16/04/26

CONSULTATION RESPONSES

Internal
WBC CIL: Not CIL liable
External
None consulted

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

APPRAISAL
Site Description: Two storey 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 front entrance arrangement would differ but such would be a minor change and not harm the street scene. The garage would be converted into an office/guest room with the garage door replaced by a window. The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new window would be similar to the existing in size and proportions of current ground floor window along Ridgeway, meaning that the proposal would not negatively harm the street scene. The changes to the rear ground floor windows/openings would be minor and not visible from the public realm, thus no harmful impact upon the character of the area. Neighbouring Amenity: <i>Overlooking:</i> The ground front floor window would face the brick wall side boundary of 7 The Copse and 1 The Spur, thus no overlooking concerns. The ground floor windows to the rear would be screened by the existing boundary treatments, thus no overlooking concerns.

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

Highway Access and Parking Provision: The submitted parking plan shows 2 parking spaces. A 4 bedroom dwelling requires 3 parking spaces. However, the applicant has confirmed that they have been unable to ever accommodate a motor vehicle into the current integral garage. The internal width is 2.3m which is not feasible to physically disembark. Subsequently, the internal space lost will be storage not parking. Therefore, in this instance given the circumstances it would be considered acceptable.

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:	17 June 2026
Earliest date for decision:	29 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	17 June 2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant