

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251489
Site Address:	11 Culver Grove, Wokingham, RG40 5AG
Expiry Date:	17 September 2025
Site Visit Date:	8 August 2025
Proposal: Householder application for the proposed erection of a single storey infill extension between garage and house, along with part garage conversion to create habitable accommodation plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List North Wokingham SDL SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
110920 APP/X0360/A/1 1/2157754	Hybrid application, Phase 1 of the North Wokingham Strategic Development Location, including Outline Application for 274 dwellings, garages, driveways, car ports (total 557 parking spaces), internal roads, pathways, sub-stations, new access roads, amenity space and allotments.	Appeal allowed and planning permission granted 2nd July 2012

CONSULTATION RESPONSES**Internal**

WBC Highways – No Objection Subject to Conditions

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A detached dwelling located in North Wokingham SDL. The property has a detached double garage, and vehicular access is via a shared driveway and looks onto open green amenity space.

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: Erection of a single storey infill extension between the detached garage and the main dwelling, with part garage conversion to create habitable accommodation plus changes to fenestration. The proposed garage conversion and

infill extension will facilitate an open plan kitchen, dining room and snug at the rear, and a utility room at the front. The infill extension will have a flat roof with rooflight. It will measure approximately 7.3m in depth, 1m in width and 3.5m to the top of the roof. At the front there will be a single garage door, a door and window to the utility; and at the rear bifold doors from the kitchen and double doors from the garage will provide access to the rear garden.

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 view in Culver Grove is a new development of detached houses being of a similar age and design and there are no other examples of infill extensions. In this case, the application site is at the end of a row of detached houses, it overlooks open amenity land, and due to the limited scale of the infill extension, the proposal would not impact rhythm of buildings and gaps between them along the street frontages. Furthermore, it would not be forward of the principal elevation or prominent in the street scene. Therefore, the proposal would not cause significant harm to the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

There are no concerns related to overlooking, loss of light or overbearing given the limited scale of the development proposal and its proximity between the host dwelling and the existing garage.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection subject to conditions and has commented: *"The proposal will reduce the sizes of the existing double garage from 6m x 6.9m to a proposed single garage of dimensions 3m x 6.9m. The total numbers of habitable rooms remain unchanged in the proposal. Two existing driveway parking space will be retained."*

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The retainment of two driveway parking and a single garage of suitable dimensions can be acceptable for this instance. The direct access to the rear garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition. Suggested conditions:

CF2 - Garage to be retained for vehicle parking, and CF9 - Cycle parking (to be approved)."

Officer comment: One garage space will be retained with double doors at the rear to

allow access to the rear garden for secure cycle storage. Therefore, it would be unreasonable in this case to require alternative cycle storage space to be identified.

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:	Yes
Recommendation:	Approve
Date:	5 September 2025
Earliest date for decision:	15 July 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	08/09/25