

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261454
Site Address:	24 Nimrod Close, Woodley, Wokingham, RG5 4UW
Expiry Date:	14 August 2026
Site Visit Date:	29 July 2026
Proposal: Householder application for the proposed conversion of the existing integral garage into habitable accommodation and fenestration changes.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU) (N.B. the LPU is deemed to hold overall limited weight at this time).	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
260890	Application for a certificate of lawfulness for the proposed garage conversion to create habitable accommodation along with changes to fenestration.	Refused – 18/05/2026
19124	Erection of 257 houses, 28 flats and 26 maisonettes, with garages and associated works – Areas 2B and 2C Loddon Vale, Woodley	Conditionally Approved –

	Airfield, Woodley	15/04/1983
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CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	Woodley Town Council raised no objections.
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Ward Member(s)	No comments received
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Neighbours	No comments received
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APPRAISAL

Site Description:

The application site is a detached two storey dwelling on the 1980s Woodley Airfield development. The site benefits from an integral single garage which slightly projects beyond the principal (front) elevation, plus parking space to the front. The character of the area is suburban comprising predominantly detached and semi-detached dwellings of varying style, many of which have been extended or altered over time.

Proposal:

This application proposes the conversion of the existing integral garage into additional habitable accommodation and utility space. The proposed external alterations are limited to the replacement of the existing garage door with a window and the insertion of a side door.

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.

Alterations and additions to an existing residential dwelling within settlement limits is acceptable in principle subject to other material considerations including local character and neighbouring amenity.

Design and Character of the Area:

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.

While there are limited visual examples of garage conversions within the immediate street scene, it is a common form of development within the wider estate. The proposed window would be proportionate in size to the existing fenestration and would not detract from the appearance of the host dwelling. Moreover, the proposed uPVC frame and brickwork would match the existing materials, further mitigating the visual impact of the development.

The proposed side door would also be in keeping with the size and style of the existing fenestration. Therefore, the proposed development forms part of the character of the area and would not detract from the appearance of the host dwelling in accordance with Core Strategy policy CP3.

Neighbouring Amenity:

Due to the relatively minor scale of the proposal, there are no concerns relating to potential impact on neighbour amenity in terms of loss of light, overbearing or overlooking.

Highway Access and Parking Provision:

Although the proposal would remove the existing integral garage as a parking space, the front driveway can accommodate two vehicles, meeting the Council's Parking Standards for a dwelling of this size. The development would therefore retain compliant off-road parking in accordance with MDD Local Plan CC07 and Appendix 2, and no objection is raised on parking grounds.

Other:

The proposed works would not impact on the main roof, or on any other potential bat roost features, and therefore a bat survey is not required for the assessment of this application. There would also be no impact on any existing soft landscape features.

Subject to conditions, the application is acceptable and is therefore recommended for approval.

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:	30 July 2026
Earliest date for decision:	15 July 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	31/07/26

PLANNING CONSTRAINTS/STATUS

- *Major Development Location – Woodley*
- *Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay*