

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253059
Site Address:	27 Wedderburn Close, Winnersh, Wokingham, RG41 5NY
Expiry Date:	10 February 2026
Site Visit Date:	8 January 2026
Proposal: Householder application for the proposed single storey front extension to existing attached garage, including the conversion of the garage to habitable accommodation.	

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

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey terraced house.

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 proposal would differ to the current street scene and slightly alter the characteristics of the street as the garage door is being replaced by a window. However, the new window would be similar to the existing in size and proportions of current ground floor window along Wedderburn Close, meaning that the proposal would not negatively harm the street scene. Furthermore, along the street there are other examples of garage conversion including no.4 and no.9, thus such would not look out of place nor harm the street scene.

The Borough Design Guide states *“front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line”*. The front extension would be single storey and project forward of the building line by 1.50m which is not considered to be significant, thus complying with the BDG. While it would slight project ahead of the established building line, the extension is considered to be a minor and subservient feature which would ultimately not harm the street scene.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property due to the garage conversion and front extension. The separation distance from the front window to the front of no.4, would be over 20m, thus complying with the 10m front to front separation distance set out in the BDG.

Loss of Light/Overbearing: The front extension would project 1.50m forward of the building line, but adjacent to the blank flank wall of no.28 garage.

The ground floor window of no.28 will be set back from no.27 building line by approx. 4.70m as a result of the front extension. Given the extension is only single storey it would not result in harmful loss of light or overbearing concerns.

Given the extension is only single storey and would be set away from no.26 front window, there are no loss of light or overbearing concerns.

The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. It's also important to note, no objections were made from no.28.

Highway Access and Parking Provision: With reference to external document on existing first floor plan, the proposal will increase the numbers of habitable rooms from 5 to 6. As the existing garage does not fully meet the council's requirement for car parking, there is no loss of parking space. Two driveway parking spaces of dimensions 4.8m x 2.4m are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While two driveway parking spaces of suitable dimensions can be provided, it cannot be identified from the submission that those parking can be accessed via utilising the existing dropped crossing. If the applicant will propose to relocate the existing dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the Traffic Management team for the proposed width and position of the new dropped crossing.

The garage has been removed from the proposal; thus the highways officer has requested a cycle parking condition. However, given the nature of the proposal, such is considered to be excessive and not been included.

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:	5 February 2026
Earliest date for decision:	10 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	5 February 2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant