

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261064
Site Address:	5 Geranium Close, Crowthorne, Wokingham, RG45 6UY
Expiry Date:	25 June 2026
Site Visit Date:	3 June 2026
Proposal: Householder application for the proposed partial conversion of the existing integral garage to form a study, alongside associated alterations to fenestration.	

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

Application No.	Description	Decision & Date
062651	Proposed erection of a single storey rear extension to for a lean-to conservatory.	Approved 19/12/06
260210	Application for a certificate of lawfulness for the proposed part conversion of existing garage to create habitable accommodation plus changes to fenestration.	Refused 19/03/26

CONSULTATION RESPONSES

Internal

WBC Ecology: No comment

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council: No objection
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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 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 Geranium Close, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The separation distance from the front of 5 Geranium Close to the front of 4 Geranium Close would be over 20m, thus complying with the minimum front to front separation distance of 10m set out in the BDG.

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

Highway Access and Parking Provision: WBC's adopted parking standards require 3 or more parking space for a 4 or more bedroom dwelling. Whilst one parking space would be lost as a result of the garage conversion, the other half of the garage would remain for parking with 2 parking spaces on the front driveway, totalling 3. Therefore, it would comply with parking standards and no highway concerns.

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	
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Conditions agreed:	Not required
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Recommendation:	Approved
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Date:	18 June 2026
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Earliest date for decision:	3 June 2026
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	19.06.2026
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PLANNING CONSTRAINTS/STATUS

Insert where relevant