

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252610
Site Address:	Magnolia Cottage, Roundabout Lane, Winnersh, Wokingham, RG41 5AE
Expiry Date:	2 February 2026
Site Visit Date:	3 December 2025
Proposal: Householder application for the proposed erection of an extension to the existing detached garage to form a garage with attached workshop.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
211604	Householder application for the proposed 2 storey front and part 2 storey part single storey rear to include changes to fenestration.	Approved: November 2021
171522	Householder application for the proposed single storey rear extension to dwelling.	Approved: July 2017
031145	Proposed 2 storey rear extension to dwelling.	Approved: January 2004
032078	Proposed two storey rear extension to dwelling	Refused: July 2003
970322	Proposed Two Storey Front And Rear Extension To Dwelling	Approved: January 1998
970132	Proposed Erection Of Double And Single Garage And Alteration To Access	Approved: November 1997

970014	Proposed Erection Of Double Garage And Single Garage	Refused: August 1997
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CONSULTATION RESPONSES

Internal

WBC CIL – No comments

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One letter received raising concern that the plans submitted with the current application (252610) show the detached garage in a different, more northern position than the plans approved under the earlier application 171522. <i>(Officer note: this is because the garage is proposed to be extended to both the side and rear of the existing structure, thus increasing its footprint to the northern part of the site)</i>

APPRAISAL

Context: Roundabout Lane, while situated within the broader context of the Major Development Location of Winnersh, retains a distinctly semi-rural character. The lane is defined by its verdant setting, varied architectural forms, and a sporadic pattern of development.

This application seeks planning permission for the extension of the existing garage located to the front of the host dwelling, resulting in an enlarged garage and workshop.

Amended plans have been received since the original submission that reduce both the scale and footprint of the proposed structure. These revisions were submitted at the request of the Local Planning Authority (LPA) following concerns that the original scheme would have resulted in an unacceptable overbearing impact on the neighbouring property, 'The Paddocks'. The revised proposal is considered to satisfactorily address these concerns, as set out in detail within the neighbouring amenity section of this report.

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 Borough Design Guide Supplementary Planning Document (BDG) advises that garages should not be positioned within front gardens or project forward of the principal building line. While the proposed garage does not fully comply with this guidance, it is intended to replace an existing structure located in a similar position. The purpose of the SPD requirement is to prevent outbuildings from becoming visually dominant, disrupting the coherence of the street scene, or undermining the established pattern of development.

In this instance, the replacement garage is to be constructed on broadly the same footprint as the existing structure. Although it is larger than the original building, the increase in scale is not so substantial as to give rise to a harmful visual impact. The plot itself is sufficiently generous to accommodate the garage without appearing cramped, overdeveloped, or incongruous within its setting. As such, the proposal is not considered to undermine the character or appearance of the area.

With regard to its design, the flat-roofed structure does present a somewhat bulky appearance, particularly when compared with the original outbuilding. However, given the varied built form along the road, the established pattern of development, and the significant set-back from the highway, it is not considered that the resulting structure would cause harm to the character or appearance of the street scene. On balance, while the altered garage may not read as an entirely complementary addition to the application site, its visual impact is mitigated by its position, surrounding context, and the diversity of built form along Roundabout Lane. Within this setting, the proposal is considered acceptable.

Renewable Energy: The principle of renewable energy infrastructure is strongly supported in the local Development Plan and the NPPF. Wokingham Borough Council declared a climate emergency in July 2019 which commits it to playing as full a role as possible in reducing our carbon footprint to be net carbon zero by 2030.

MDD Local Plan policy CC05 states *“Local opportunities to contribute towards decentralised energy supply from renewable and low-carbon technologies will be encouraged”*. Additionally, part 3 of the policy states:

“Proposal for renewable energy and decentralised energy works, including wind turbines, must demonstrate that:

- a) They are appropriate in scale, location and technology type;*
- b) Are compatible with the surrounding area, including the impact of noise and odour;*
- c) Do not have a damaging impact on the local topography and landscape;*
- d) There is no significant impact upon heritage assets, including views important to their setting”.*

Section 14 of the NPPF refers to meeting the challenge of climate change and paragraph 161 states that the planning system should support the transition to a low carbon future. Paragraph 168 is relevant to this proposal and states that; *“When*

determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;*
- b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions;*
- c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site."*

Overall, the principle of a small-scale renewable energy development is supported by local and national policy concerning sustainability, subject to its impacts being acceptable. This works in favour of the proposal, which includes solar panels on the flat roof of the garage. In this instance, the limited harm associated with the bulky design of the garage in order to facilitate the installation of the solar panels is outweighed by the significant benefits in terms of future renewable energy source for the site.

Neighbouring Amenity: The overall scale of the development has been significantly reduced since the original submission, primarily in response to concerns regarding potential overbearing effects on the neighbouring property, 'The Paddock'. Owing to the unusual arrangement of surrounding dwellings, the previously proposed garage would have sat tight against the shared boundary, projecting well above the existing fence line and creating an unacceptable sense of enclosure. This would have resulted in a pronounced overbearing impact on the limited area of frontage serving the neighbouring occupiers. In contrast, the revised scheme introduces a substantial reduction in the height of the workshop element and pulls built form further away from the boundary. Taken together, these amendments effectively remove the amenity concerns identified previously.

With regard to the solar panels, any potential glare would be minimal, as they would be installed flat on the flat-roofed elements and therefore would not be angled towards neighbouring properties.

The proposal is considered acceptable with respect to neighbouring residential amenity.

Conclusion: For all the above, the proposal is acceptable and the application is 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:	29 January 2026
Earliest date for decision:	5 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	29 January 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Winnersh*