

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251864
Site Address:	Brooklands, Warren Lane, Finchampstead, Wokingham, RG40 4HS
Expiry Date:	29 September 2025
Site Visit Date:	21 August 2025
Proposal: Householder application for the proposed erection of a garage to the front of the property.	

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 CP4 – Infrastructure Requirements CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
990304	Proposed Single Storey Rear Extension To Dwelling And Front Dormer Enlargement	Approved 27/04//1999

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection subject to conditions

External

None consulted

REPRESENTATIONS	
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Ashdown House: No objection, queries about trees a) What happens if during construction or in a few years' time, any of the trees start to display signs of damage or decay? Arboricultural work is very expensive. We should not be expected to pay. Will WBC assume this responsibility if planning consent is granted? b) What if the trees' ongoing root development and growth over time start impacting the foundations of the garage? Who is liable. Proposal amended Officer response: a) In constructing the garage, the applicant will need to adhere to the conditions as part of any planning approval. This will include compliance with the Arboricultural Report which goes into detail as to what the tree protection measures will need to be and the design of the foundations. The officer has requested a separate condition on the design of the foundation to ensure that this complies with the Arboricultural Report as well as ensuring that the foundation design is an above ground concrete slab on screw piles (to limit any impact on the adjacent trees). This type of construction method has been tested and proven to have very limited impact on adjoining trees and their rooting area especially if the ground has already been used for parking as in this case. Firstly, if the applicant does not construct the garage in accordance with the conditions and damages the trees then the neighbour can reasonably ask the applicant to pay for works to the trees to make them safe. Secondly trees may show signs of die back regardless of the possible adjoining garage proposal and this may be due to other reasons such as climate change etc. Trees growing on private land are the responsibility of the landowner and WBC will not accept responsibility for any privately owned trees. b) The design of the garage and its foundations will need to take account of the adjacent trees hence using screw pile foundations with an above ground slab. The applicant will need to get advice from a

	structural engineer to ensure the trees are accommodated and foundations are properly designed, this will then insure that the tree roots do not affect the garage foundations in the future. The proposal was amended to accommodate for parking as requested by WBC Highways, subsequently the team have raised no objection. The applicant has agreed to increase the garage depth by a further 1m, making it 5m x 6m. Whilst the highways officer refers to a 6m x 6m garage, but trust that 6m x 5m remains suitable for a standard vehicle.
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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.

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.

The application site is situated within countryside and is therefore, subject to Policy CP11 of the Core Strategy. CP11 does not permit development outside of development limits unless it falls within exemption criteria including:

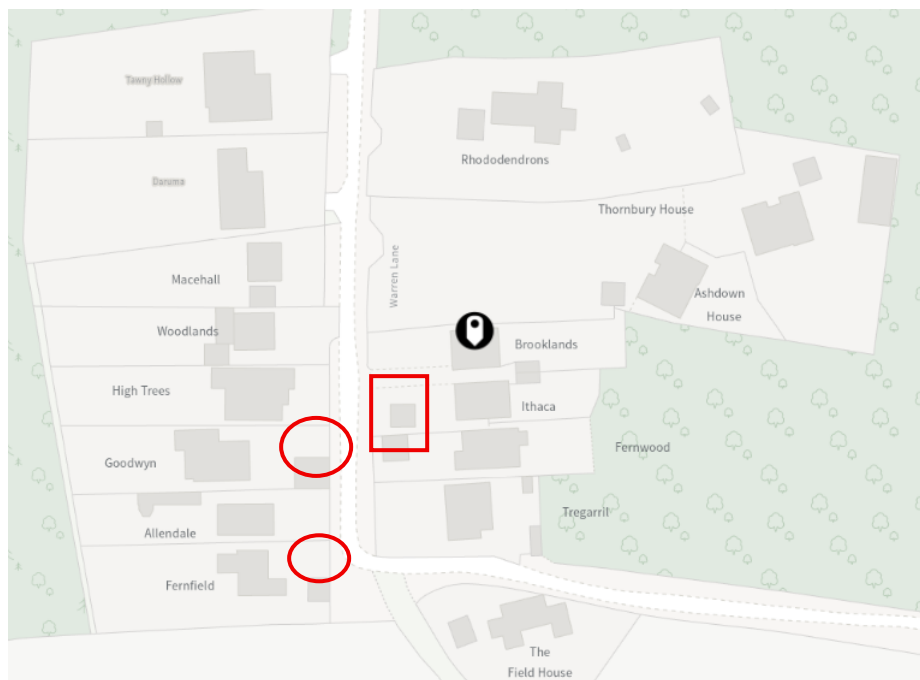
2. It does not lead to excessive encroachment or expansion of development away from the original buildings;
4. In the case of residential extensions, it does not result in inappropriate increases in scale, form or footprint of the original building;

Whilst there will be further spread towards the front of the site this remains within the residential curtilage of the property, the development is proportionate to the size of the site and will maintain the sense of openness and in keeping with the rural character of its setting. Due to the modest size and the design of the proposal as well as the pattern of development including many forward fronting garages along Warren Lane, the proposal would not result in any unacceptable harmful impact or does not inappropriately encroach the surrounding countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: The single storey pitched roof detached garage would be approx. 5.45m in length, 5.45m in width and 4.55m in height. It also includes a set of double doors which would face onto the main dwelling.

The Borough Guide Design in Chapter 4 states that “Garages should not be sited in front gardens but be to the side or rear of a dwelling” and “Garages should not project forward of the building line of a property”. The garage would be sited in the front garden and project forward of the building line, thus not complying with the BDG.

However, it is noted that there are plenty examples along Warren Lane that garages project forward of the existing building line and located in the front garden (see figure below). Therefore, the proposal would not look out of place along Warren Lane and would not harm the character of the area as front garages are part of the character of this lane.



The roof form of the garage would match that of already present garages at Ithaca and Fernwood as well as be of similar size and scale, therefore such proposal would not harm the street scene.

The brick timber cladding and roof tiles to match the existing dwelling would be sympathetic to the rural characteristics of the application site settings, thus not negatively impacting upon the character of the area.

Neighbouring Amenity: Due to the modest proportions of the garage building and its sufficient separation distances to the principal elevations of the neighbouring dwellings, there would be no adverse impact in this regard.

Highway Access and Parking Provision: The applicant has agreed to increase the garage depth by a further 1m, making it 5m x 6m. Whilst the highways officer refers to a 6m x 6m garage, but trust that 6m x 5m remains suitable for a standard vehicle.

Furthermore, the property benefits from ample frontage parking, which comfortably meets the required provision for the dwelling.

As the proposed garage is not essential for complying with the council's parking standards, Highways have no objection to the proposed single garage and welcome the provisions of additional 0.5 parking space. The Highways have no further comments to the proposal.

Landscape and Trees: The site is located within the countryside with the trees just beyond the northern boundary of the site protected by an Area TPO 180/1980.

The application is accompanied by an Arboricultural Report and associated Tree Protection Plan by Duckworths Arboriculture dated July 2025. The proposed location of the garage to the front of the site is currently laid to gravel and used for car parking, and as such the ground has already suffered from some compaction.

The Arboricultural Report address the issues regarding the adjacent trees which are outside the area TPO and indicates that although there will be some incursion into the root protection areas of the tree, if the methodology within this document is followed the works will not compromise the long-term health of the trees. The report also indicates the garage foundations will need to be an above ground concrete slab erected on ground screws to prevent damage to the tree roots and to limit ground disturbance. This is an acceptable solution to enable the garage to be constructed in this location.

Overall, the officer has no objection to the proposed garage in this location provided that

there is compliance with the Arboricultural Report including the Arboricultural Method Statement during the construction of the garage and that details of the garage foundation are provided for approval in accordance with this document. As there are a number of other double garages on adjacent plots to the fronts of these plots, this garage will not be out of character in this location.

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:	Not required
Recommendation:	Approved
Date:	29 September 2025
Earliest date for decision:	28 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	29 September 2025

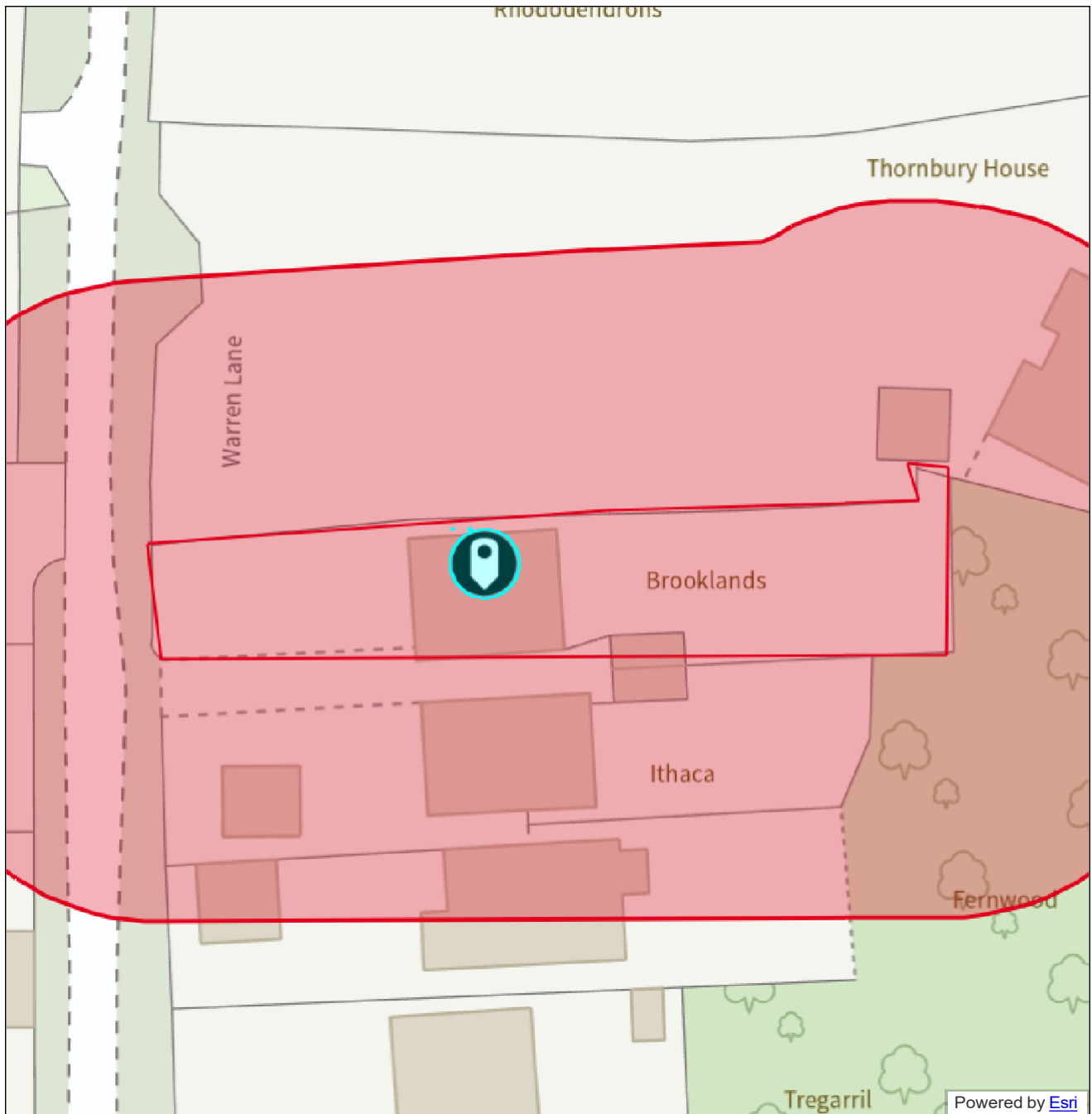
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 4,814.84 m²

Date: Tue Aug 05 2025 09:47:37 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 2

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Restricted Byway
2	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Bridleway

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
2	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 1	Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	UA1072	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UA1073	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UB1072	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	UB1073	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	UC1072	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101254322231-es=11401&location=478930,164778%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Grounds Maintenance Boundaries | Total count: 1

#	PPG17 TYPOLOGY	OWNER
1	Natural and Semi Natural Greenspaces	Wokingham Borough Council

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Finchampstead Forested and Settled Sands

Tree Preservation Orders Served or Confirmed | Total count: 2

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0180-1980	Area	Confirmed
2	TPO-0592-1993	Woodland	Confirmed

Archaeological Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Archaeological Site	49

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Finchampstead Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Finchampstead CP	0 m