

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261876
Site Address:	114 Matthewsgreen Road, Wokingham, RG41 1JT
Expiry Date:	5 October 2026
Site Visit Date:	2 September 2026
Proposal: Householder application for the proposed part conversion of the garage to habitable accommodation and changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
970990	Proposed Two Storey Side Extension And Single Storey Rear Extension To Dwelling	APP – Nov 1997

CONSULTATION RESPONSES

Internal:

No comments received.

External

No comments received.

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: 114 Matthewsgreen is located in Wokingham, a Major Development Location. The property is on the southern side of Matthewsgreen Road, an established residential area.

The application site comprises a two-storey semi-detached dwelling characterised by a simple pitched roofscape finished in grey slate tiles. The exterior is constructed in red brickwork, with white window frames and an integral garage with a timber door. The property has a large rear amenity space of approximately 36m x 6.5m. At the front, the amenity space is approximately 5.5m x 9.5m and has capacity for 3no. vehicles. The site is well screened by dense vegetation/trees and high fencing.

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.

Design / Character of the Area

The street is characterised by a moderate traffic residential neighbourhood featuring a varied pattern of development and architectural styles. Most properties are two-storey and set back featuring private driveways, providing off-street parking.

No. 82A received planning permission for a new garage in 2018, while No. 68 and No. 60 received planning permission for garage conversions in 2012 and 2010 respectively. No. 62 also received planning permission for a detached garage in 1998. This demonstrates that similar residential alterations of a comparable scale have previously been considered acceptable within the surrounding area.

Garage Conversion

The proposed garage conversion would not significantly harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because the

development does not change anything on the front façade with the existing timber garage door retained.

Changes to Fenestrations

The development will also see the addition of 1no. side door and 1no. side obscure glazed window. As this change is occurring on the side of the property, out of sight from the public domain, at single-storey level and facing the side boundary wall, there would be no impact to the local street scene. Therefore, this aspect of the development would adhere with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development proposes 2no. additional side fenestrations. This includes a door and an obscure-glazed window at single-storey level. Therefore, there is no threat of overlooking, and therefore the development accords with Policy CP3 in respect of residential amenity.

Loss of Light & Overbearing:

Due to the modest, single-storey scale and predominantly internal nature of this development, there would be no unacceptable loss of light or overbearing impact. In this regard, it adheres to Policy CP3 in respect of residential amenity.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

The dwelling would retain 3no. parking spaces on the front driveway. Appendix 2 of the MDD Local Plan states that 3 spaces provide an appropriate level of off-street parking for a dwelling of this size (4 or more no. bedrooms). Therefore, this proposal meets Policy CC07 of the MDD.

Amenity Space:

There is no impact to amenity space as all developments occur within the property with no projections into the front driveway or rear garden space.

Conclusion: Taking the above into consideration, the development is deemed acceptable in relation to policy and 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.

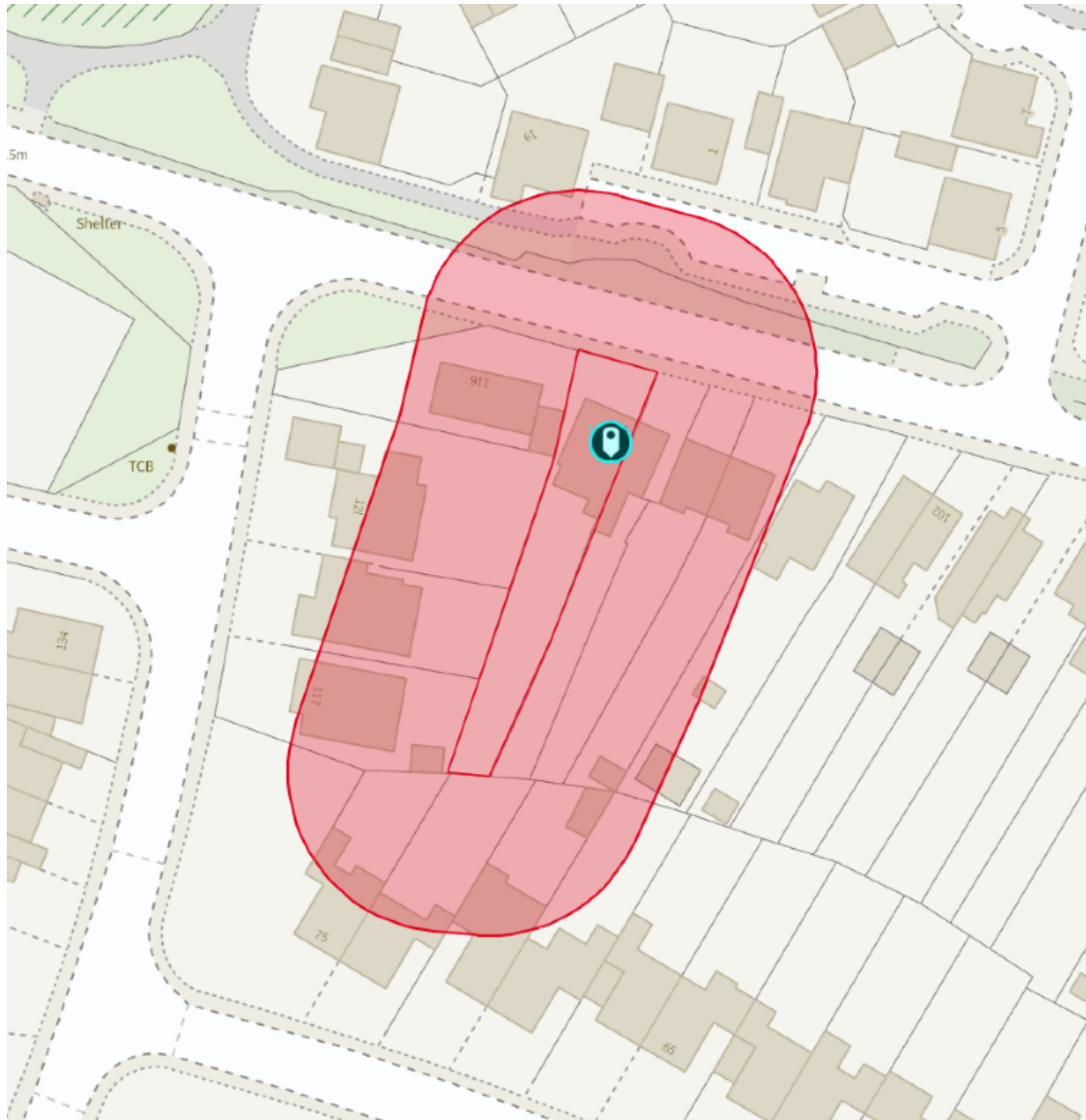
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy 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:	25 September 2026
Earliest date for decision:	26 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	29.09.26

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

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: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 2	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	Clifton Road

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.	WJ805	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	WJ806	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	WK804	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	WK805	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	WK806	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	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=11404&location=475545,169394%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
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1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings
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Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Emmbrook Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	0 m