

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252173
Site Address:	The Forge (Montelle Motors), Basingstoke Road, Three Mile Cross, Reading, RG7 1AT
Expiry Date:	6 November 2025
Site Visit Date:	6 June 2024
Proposal: Variation to vary condition 2 of planning consent 240745 for the proposed single storey rear extension followed by works to the roof to facilitate a new roof structure, and extending the garage in width by 600mm followed by changes to fenestration and demolition of the existing porta cabin. Condition 2 refers to approved details and the variation is to allow changes to layout.	

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
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 TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield TB21 – Landscape Character TB23 – Biodiversity and Development TB26 – Buildings of Traditional Local Character and Areas of Special Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS7 – Development in the vicinity of Atomic Weapons Establishments CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design

	HC1 – Promoting healthy communities HC2 – Community infrastructure HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
061691	Application for a certificate of proposed lawful use of existing garage to carry out M.O.T testing.	Approved 31/10/2006
173459	Application for a Lawful Development Certificate for the selling of motor vehicles.	Refused 01/02/2018
240745	Full application for the proposed single storey rear extension followed by works to the roof to facilitate a new roof structure, and extending the garage in width by 600mm followed by changes to fenestration and demolition of the existing porta cabin.	Approved 25/04/2025

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection
 WBC Built Heritage Officer – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Proposal:

This application seeks permission to vary condition 2 of planning consent 240745. Condition 2 relates to the approved details, and the proposed variation is to allow the substitution of drawings. The description of the previous application stated the garage would be extended in width by 600mm, however in the proposed drawings the garage was only extended by 500mm on either side. Therefore, this application is seeking to

have the approved drawings brought in line with the 600mm increase stated in the proposal description. This would be an increase of 100mm on either side. Additionally, the clearance around the protected tree has been increased in the submitted drawings.

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 proposed variation will see the width of the extension being increased by 0.1 metres on either side. This is a relatively minor change, and it is not deemed that it would impact upon the character of the area.

The alteration to the building surrounding the TPO tree is to provide further clearance to the tree. This would be a minor change to the external appearance of the building and it is not deemed that it would negatively impact upon the character of the area.

Neighbouring Amenity:

The proposed increase in width and the alteration to the building near the TPO tree poses no harm to neighbouring amenities.

Highway Access and Parking Provision:

Whilst the access road is being reduce in width by a further 0.1 metres, the road widens at either end of the building and this enables two vehicles to pass.

Landscape and Trees:

The Council's Landscape and Trees Officer was consulted on this application. They are welcoming of the additional clearance provided around the TPO tree and thus raise no objection to the application.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	4 November 2025
Earliest date for decision:	3 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	04/11/25

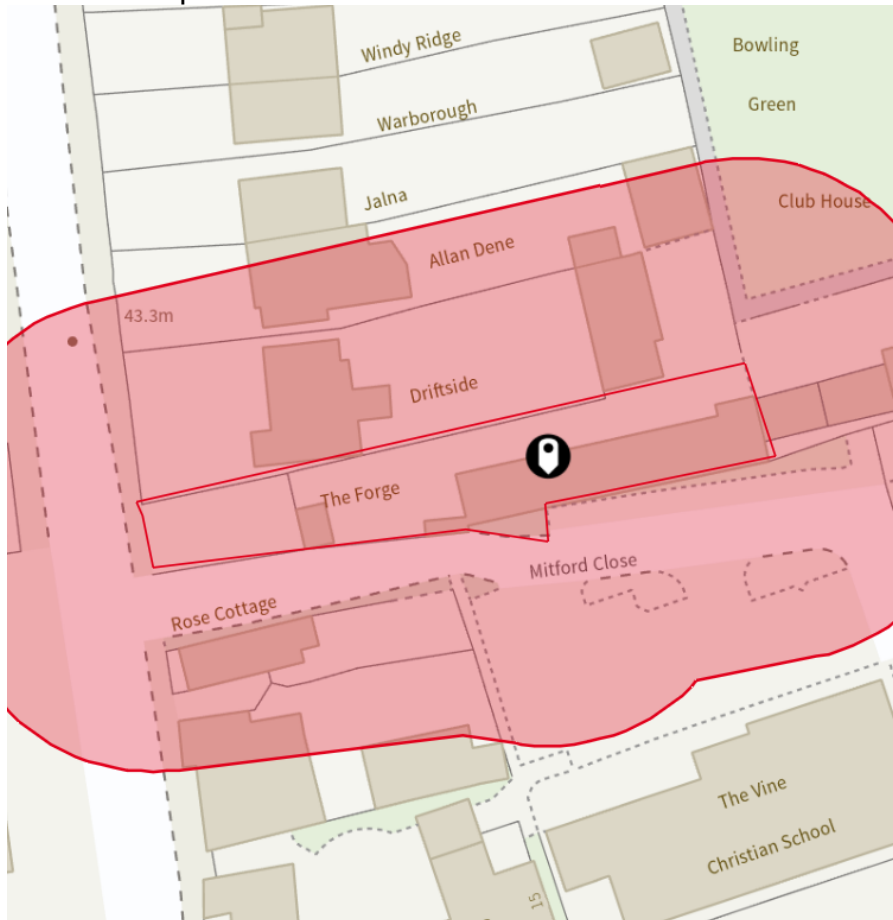
PLANNING CONSTRAINTS/STATUS

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Near Me Report



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Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Retail Centres | Total count: 1

#	FEATURE_TYPE	NAME
1	Local Shops	Three Mile Cross

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Three Mile Cross

Thames Basin Heath SPA Mitigation Zones | Total count: 1

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

Special Character Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Area of Special Character	Three Mile Cross

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE Burghfield - Detailed Emergency Planning Zone (DEPZ)	This is the DEPZ.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 6

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	FS904	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	FT903	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	FT904	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	FU903	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	FU904	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	FV903	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=0301000530000-res=11404&location=468808,165816%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Grazeley Farmed Clay Lowland

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-1189-2007	Single	Confirmed

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Spencers Wood & Swallowfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Shinfield CP	0 m