

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251162
Site Address:	15 Glasspool Road, Winnersh, Wokingham, RG41 5SB
Expiry Date:	11 July 2025
Site Visit Date:	2 July 2025
Proposal: Householder application for the proposed conversion of existing detached garage into habitable accommodation along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Archaeological Sites
Scale and Location of Development Proposals – Major Dev. Location (Winnersh)
Landscape Character Assessment
SSSI Impact Risk Zone

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
060468	Proposed Development of land at Hatch Farm Dairies for the construction of up to 433 dwellings with associated internal access roads, garaging and car parking. A Link road including new junctions with King Street Lane and Lower Earley Way (forming Phase 1 of the Winnersh Relief road). Primary School (up to 2 form entry) including associated pitches / play areas/Open space including a Community Woodland and a Country Park. Engineering operations to provide for flood compensation and	Approved 16/11/2011

	flood protection. Other associated works including landscaping, creation of swales and ponds as part of the sustainable Urban Drainage proposals (SUDs) and sewage treatments works. Undergrounding of electricity power lines. Demolition of an existing dwelling (no 44 King Street Lane).	
152359	Reserved Matters application (Appearance, Landscaping, Layout and Scale to be considered) pursuant to outline planning consent O/2006/8687 relating to the erection of 433 dwellings, associated amenity space, car parking including garaging, internal access roads (accessed from approved Phase 1 Winnersh Relief Road between King Street Lane and Lower Earley Way) and private drives, pedestrian and cycle links, hard and soft landscaping including public open space, infrastructure provision including provision of surface water drainage and foul drainage (including foul water pumping station), undergrounding of power lines and other associated works.	Approved 28/10/2016

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission to convert the existing detached garage to create additional habitable accommodation.

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 conversion of the existing garage will see the garage door being replaced by two windows on the front elevation. It is not deemed that this would negatively impact upon the character of the area.

Neighbouring Amenity:

The proposed conversion of the garage and replacement of the garage door with two windows poses no harm to neighbouring amenities. The fenestrations changes are at ground floor level and therefore there are no overlooking concerns.

Residential Amenity Space:

The proposal will not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Highway Access and Parking Provision:

The Council's Highways Officer is satisfied that the proposed garage conversion will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards. The level of parking is considered acceptable in this instance. Conditions are recommended to ensure the parking layout remains and to ensure that the outbuilding remains ancillary to the main dwelling.

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, 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.

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:	7 July 2025
Earliest date for decision:	7 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	07/07/25

PLANNING CONSTRAINTS/STATUS
Insert where relevant