

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250877
Site Address:	53 Lincoln Gardens, Twyford, Wokingham, RG10 9HU
Expiry Date:	3 June 2025
Site Visit Date:	16 April 2025
Proposal: Householder application for the proposed front porch, extension of the garage along with partial garage conversion.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location (Twyford)
Great Crested Newt Consultation Zone
Landscape Character Assessment Area

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 CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Twyford Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
-----------------	-------------	-----------------

No relevant Planning History.

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council said no comment to the application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a detached two storey house in Lincoln Gardens in Twyford. The Close includes majority detached houses that sit back from the road with front gardens and front driveways.

The host property is made out of brick and has a tiled roof. There is also a front white render detailing between the two front windows of the property. The garage sits slightly back from the front of the house and there is a driveway which can facilitate the parking of two vehicles.

Proposal:

The application is for the proposed erection of a front porch, front garage alteration, partial garage conversion and changes to fenestration.

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.

Design and Character of the Area:

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.

Porch:

The proposal includes the erection of a front porch/ canopy following the removal of a front window. For porches, the Borough Design Guide (BDG) states that they should generally project less than 2 metres forward of the building line. In this case the porch extends 1.10 metres forward of the building line. This is less than 2 metres forward of the building line and therefore meets this criterion of the BDG.

Front garage alteration:

The garage door will be moved forwards up to where the existing side door is to enclose the presently recessed garage. The existing door will be bricked up. As there will be no increase in the built footprint the garage will class as a front alteration and not an extension.

Partial garage conversion:

The application also includes the partial garage conversion. Part of the garage will be converted to a downstairs WC. For a garage conversion the Borough Design Guide states that when the garage is to be converted into a room, then the parking space will need to be replaced. In this case it is only a partial garage conversion and as the size of the garage would not meet the standards of parking a car, the parking space will not need to be replaced.

In terms of materials the extension walls will be made out of brick, the roof will be made out of tiles and the doors will be made out of upvc. These are to match the existing and will be secured via a condition.

Properties at 45 and 47 Lincoln Gardens have had similar applications for single storey front extensions and garage conversions to create habitable accommodation. These applications were approved and implemented (WBC. Refs 142799, 021603 and 111963), showing other houses in the immediate area have had similar schemes approved. As such, the proposal would have modest impact on the street scene and would not be out of keeping with the surrounding character and appearance of the area.

Overall, in terms of design it complies with the criteria of the Borough Design Guide in a number of respects. The proposed erection of a front porch and partial garage conversion would not have any detrimental effect on the existing street scene and character of the area. The proposal is therefore acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that development should not have any detrimental effect on the amenities of adjoining land users.

Overlooking:

The front extension consists of an erection of a front porch replacing one existing window in its place. There would be 27.78 metres separation distance between the proposed porch and the front windows of the property opposite; this exceeds 10m outlined in R16 of the BDG and as such will not result in substantial harmful overlooking.

The partial garage conversion will include the erection of no new windows that could overlook neighbouring properties. The front garage alteration will only see the garage door move forward in line with the existing front door. The front alteration will include the erection of no new windows that could potentially overlook neighbouring properties.

Loss of Light:

A 45-degree horizontal line was taken from the centre of both adjoining neighbours' closest habitable rooms. This line was not breached and as such it should not result in any substantial loss to light to either neighbouring dwelling.

Overbearing:

The proposed porch would be set back from the primary building line of the adjacent neighbour at no. 49 Lincoln Gardens due to their garage being positioned further forward of the building line, therefore the proposed porch will not result in any

overbearing concerns. The proposed front extension will project past the neighbours' windows at no. 49 and 51 Lincoln Gardens. However, the extension is only for a porch, will include the erection of no new windows and will only be slightly forward of the neighbour's window.

The front alteration to the garage will not project forward of the building line and therefore the alteration will not result in any overbearing concerns. The partial garage conversion will not be increasing the built footprint above and beyond the pre-existing layout, therefore will be no overbearing impacts to neighbours.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause any highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of the development.

The WBC Highways team reviewed the proposal and had no objection to the principle of the proposed development.

They stated that while the total number of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on the ground floor. As the existing garage does not fully meet the council's requirement for parking, there will be no loss of a parking space.

They went on to further say that according to the WBC Car Parking Standards, the development in Town and Fringe location will generally require two to three parking spaces within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway will have ample spaces for at least three parking spaces by utilising the existing dropped crossing, which is acceptable.

There will be no negative impacts on abilities for cycle storage, which is acceptable. Therefore, the proposal is acceptable within WBC Highways team.

Amenity Space:

As the proposal is for the erection of a front porch, a front garage alteration and a partial garage conversion the garden's amenity space will not change.

Conclusion:

Taking all the above in consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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:	Approve subject to conditions: 1. Time Limit 2. Approved Plans 3. Materials and Specified
Date:	28 May 2025
Earliest date for decision:	1 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28/05/25