

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260591
Site Address:	Mallards, Station Road, Wargrave, Wokingham, RG10 8EU
Expiry Date:	20 May 2026
Site Visit Date:	13 April 2026
Proposal: Householder application for the proposed erection of a detached garage / store.	

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 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES
Internal
WBC Property Services – No comments WBC Drainage – No objection subject to a condition WBC Public Rights Of Way – No comments
External
None

REPRESENTATIONS	
Wargrave Parish Council	No objection
Ward Member(s)	No comments received

Neighbours	1 letter received objecting to the development due to concerns about drainage and loss of light affecting their property. They highlight that their long-established leylandii trees provide privacy but are being damaged by poor drainage from a higher driveway. They state that the new structure could worsen this issue and pose further risk to the trees and boundary fence. Additionally, the building's height and position is said to potentially impact light to the trees. The objector suggests relocating the structure elsewhere on the site and urges refusal of the application.
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APPRAISAL

Context: The application site is located at the end of Station Road, a residential lane leading off the main village centre of Wargrave.

Planning permission is sought for the erection of a detached garage in the south-eastern corner of the plot.

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 garage would be located to the frontage of the site. The Borough Design Guide Supplementary Planning Document (SPD) (2012) advises that garages should not be sited within front gardens or project forward of the established building line.

It is clear the intent of this guidance is to prevent such buildings becoming overly visually prominent, thereby undermining the coherence of the street scene and resulting in an adverse impact on the established pattern of development and the visual character of the area.

However, for development of this nature, the context of the area must be carefully considered on a case-by-case basis. In this instance, Station Road is characterised by a varied pattern of development, reflecting the differing ages and forms of surrounding dwellings. Properties are positioned at differing distances from the highway edge, with no uniform or clearly defined prevailing building line. In particular, Mallards has an unusual arrangement of the property within its plot. As such, any forward siting of the

garage would represent only a limited breach of said building line and would not appear incongruous or discordant within the wider street scene. Notwithstanding this, the garage would be largely screened by existing vegetation and the front boundary wall and gate. Whilst screening in itself does not render development acceptable, in this instance the provision of a modest garage within a residential curtilage would not result in harm to the character or appearance of the street scene.

In relation to the host site itself, the plot is notably wide, and the garage would occupy only a modest portion of the frontage. As a result, it would not appear unduly dominant, nor would it erode the visual permeability of the dwelling when viewed from Station Road. This is further reinforced by the modest scale and subordinate form of the structure.

The garage would incorporate a brick plinth, oak-framed walling and doors, and a slate tiled roof. These materials are considered sympathetic to the host dwelling and would ensure that the outbuilding clearly reads as a subservient element within the plot.

For these reasons, it is considered that, notwithstanding the technical conflict with the Borough Design Guide SPD, the proposal would have an acceptable visual impact in this site-specific context and would comply with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: The application site, and the position of the proposed garage, sits at a higher level than the neighbouring property site 1 Watermans Way. Given the potential for this difference in levels to heighten impacts on the adjoining plot, this matter has been carefully considered. In this instance, however, a number of mitigating factors would ensure that there would be no unacceptable harm to the amenities of neighbouring residents. A mature row of Leylandii along the shared boundary would provide effective screening between the sites, while the modest scale of the single storey garage and its separation from the neighbouring dwelling would further limit any adverse impact. The outbuilding would have a limited impact on the adjacent plot. Furthermore the building is to be used as garage/store rather than habitable accommodation and the two proposed windows face into the property at Mallards rather than towards any neighbours.

Flooding and Drainage: The application site is located within Flood Zone 2. Whilst the neighbouring resident has raised concerns regarding the potential for increased flood risk arising from the development, the proposed structure would be sited on an area of existing and established hardstanding. As such, it would not result in an increase in surface water runoff. The Council's Drainage Officer has raised no objection in principle on this basis and because a revised drainage strategy drawing has been provided, and this will be secured via the approved details condition.

Conclusion: For all the above, the proposal is acceptable and the application is 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:	5 May 2026
Earliest date for decision:	17 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	6 May 2026

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Wargrave*
- *Flood Zone 2*