

Planning Statement

Householder application for the partial conversion of the existing garage to non-habitable ancillary storage/gym space (retrospective) at 3 Simonds Grove, Spencers Wood, RG7 1BH



Site Location:	3 Simonds Grove Spencers Wood RG7 1BH
Date:	11 February 2026
Planning Authority:	Wokingham Borough Council

1. Introduction

Homz has been instructed to submit a Householder application for the partial conversion of the existing garage to non-habitable ancillary storage/gym space at 3 Simonds Grove, Spencers Wood, RG7 1BH.

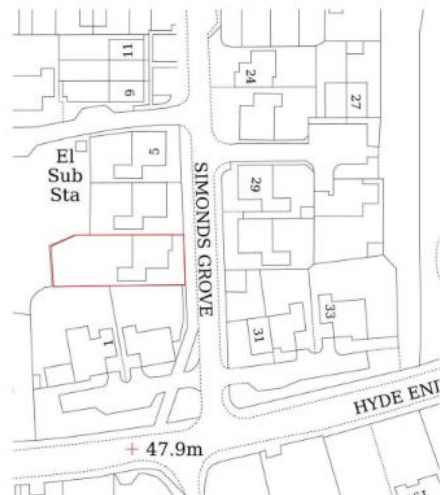
The applicant has partially converted the garage internally. While the works are accepted by the Council as internal and ordinarily non-development under s55(2)(a), the conversion is currently unlawful solely because of Condition 19 on an extant decision related to the entire estate. The council has advised that the applicant submit a householder application to consider the development.

The statement outlines the site, the description of development, the planning history, planning policy, material planning rationale for the proposal and conclusion.

2. Site and Context Analysis

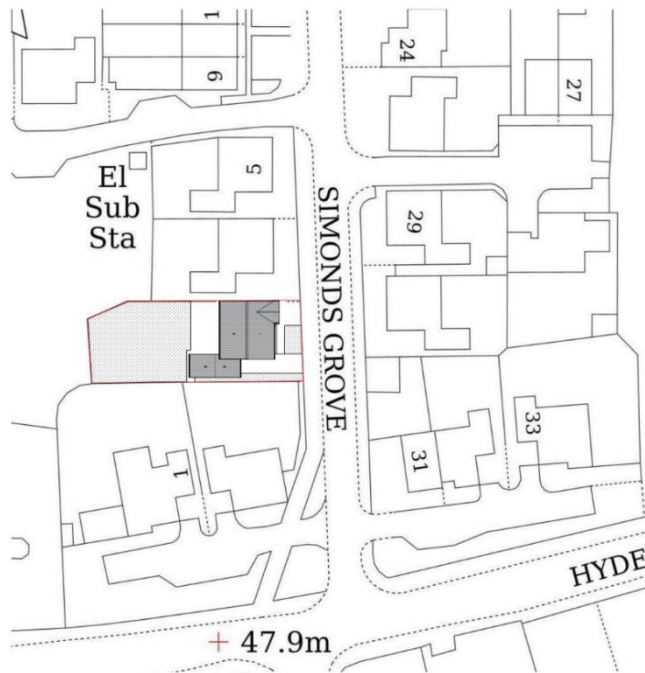
2.1 Location and surroundings

The Site Location Plan (Drawing H-0560-01) identifies the property within its surrounding built context at a scale of 1:1250 at A3. The red-line boundary encloses a total site area of 470m². The plan also confirms, the existing gross internal ground-floor area is 90m², the proposed gross internal area remains 90m², demonstrating that the proposal involves no increase in footprint or extension beyond the existing building envelope. Refer to drawing below for the site location:



2.2 Existing built form

The Existing Block Plan (Drawing H-0560-02) provides a representation of the plot, showing the dwelling in its immediate site context as derived from Ordnance Survey base mapping. The plan identifies the building footprint and surrounding curtilage layout, set within the established residential pattern of the cul-de-sac, and includes a metric scale bar (5m increments up to 20m). Refer to the existing block plan below:



3. Description of development

Householder application for the partial conversion of the existing garage to non-habitable ancillary storage/gym space at 3 Simonds Grove, Spencers Wood, RG7 1BH.

This application does not propose any extension or increase in floorspace beyond the existing 90m² ground-floor area, as confirmed by the plans submitted with the application.

4. Planning History

A review of the Council's planning portal has revealed some planning history associated with the site, however the householder application relates to the application made below which was refused:

A Lawful Development Certificate application (Ref: 252152) for the partial garage conversion was refused on 24/11/2025 because the works conflicted with Condition 19 of permission 161255. The Council accepted that the works would ordinarily be non-development under s55(2)(a) but could not be lawful while the condition remained in force.

5. Planning rationale for the application

The proposed development consists solely of internal alterations, with no changes to the building's external appearance or footprint, as confirmed by the accompanying plans. The external garage door is retained, ensuring that the property's outward character and appearance within Simonds Grove remains unchanged. Because all works occur inside the existing structure, the proposal does not create any risk of overlooking or overshadowing, nor does it lead to intensification of use, and the overall site layout and built footprint remain unaltered.

The application which is under consideration, continues to uphold parking objectives by ensuring that two compliant off-street parking spaces are retained within the curtilage while still allowing a modest and proportionate form of internal adaptation. This approach preserves the intended planning outcomes of the original permission while enabling the homeowner to make reasonable use of their property.

Policy Compliance and Acceptability

The proposal is considered compliant with relevant planning policy and acceptable in all material respects. The development consists exclusively of internal alterations, with no change to the building's external appearance, footprint, or site layout, as demonstrated with supporting plans and photographs, the applicant also welcomes a Council visit to confirm the submission. The retention of the external garage door ensures that the streetscene character and built form remain entirely unaffected, aligning with policy aims to safeguard local environmental quality and maintain the established appearance of residential areas. The plans further confirm that the internal works do not intensify the use of the dwelling or introduce any impacts in terms of overlooking, overshadowing, or loss of amenity to neighbouring properties.

From a highways and parking perspective, the proposal is also policy-compliant. Condition 19 was originally imposed to preserve parking provision across the estate, and the revised condition continues to achieve this objective by requiring the retention of two off-street

parking spaces within the curtilage, as recommended in the planning documentation. This ensures conformity with parking standards while supporting sustainable and efficient use of private vehicle storage areas without any detriment to highway safety or residential amenity.

The site is not subject to any constraints that would restrict the internal conversion of part of the garage. No protected trees, ecological features, or landscape designations are affected, and no specialist assessments are required to support the application. As the works involve only internal changes and do not alter the massing, outward appearance, or functional layout of the plot, the proposal accords with established principles of good design and amenity protection.

Overall, the development is acceptable in planning terms and aligns with the general thrust of local and national policy, which supports proportionate adaptations to residential properties where no harm arises. The revised condition allows reasonable and efficient use of the dwelling while fully maintaining the objectives of the original planning permission.

Conclusion

The application maintains the objectives of the original planning permission while enabling a reasonable and proportionate form of internal accommodation. It accords with the Core Strategy, the Managing Development Delivery DPD, and all relevant Supplementary Planning Documents, ensuring that parking provision, residential amenity, and local character continue to be protected. For these reasons, the proposal is considered policy-compliant, sustainable, and acceptable, and planning permission should be granted.

The proposal therefore constitutes an acceptable form of development, and there are no policy grounds upon which planning permission should be withheld. Should the Planning Authority request any further information in order to process the planning application please contact Chadernnay Glenn at **Homz UK** (Chadernnay@homz.uk) directly as the acting agent and we will be more than happy to deliver any additional information as and when required.