

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252711
Site Address:	14 Rainworth Close, Earley, Wokingham, RG6 4DP
Expiry Date:	30 December 2025
Site Visit Date:	12 November 2025
Proposal: Householder application for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration.	

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 CC03 – Green Infrastructure, Trees and Landscaping
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
252390	Application for a certificate of lawfulness for the proposed conversion of the garage to habitable	Refused 28/10/2025

	accommodation with associated changes to fenestration.	
092114	Proposed erection of a single storey rear extension to form conservatory to dwelling.	Approved 24/08/2009
020872	Proposed single storey front extension to dwelling.	Approved 22/04/2002

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	ETC raises no objection to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is located in a small residential cul-de-sac, on Rainworth Close within the major development location of Earley. The existing building is a large detached property.

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, in the major development location of Earley 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:

CP1 of the Core Strategy requires the proposed garage conversion and changes to fenestration to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the proposed garage conversion and changes to fenestration to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The proposed garage conversion will relate satisfactory to the existing built form as the materials used to construct will be made to match the rest of the dwelling.

These are identified on the application form to consist of facing bricks to match existing.

The proposed conversion includes changes to the fenestration to the front elevation, this involves changing the existing garage door to windows. The insertion of a new window, replacing the existing garage door would not cause harm on the character of the area or any of the neighbouring properties.

Neighbouring Amenity:

CP3 says the proposed garage conversion should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The proposed garage conversion and changes to fenestration would not introduce any outlook across neighbouring properties and therefore there are no concerns with regards to overlooking or any loss of privacy.

Loss of Light:

The proposed part garage conversion and changes to fenestration would not change the shape or form of the existing garage, therefore no concerns are raised with regards to loss of light.

Overbearing:

The proposed part garage conversion and changes to fenestration would not change the height or shape of the existing garage, therefore no concerns are raised with regards to overbearing.

Amenity Space:

The proposed garage conversion and changes to fenestration would not adversely harm the usability of the site's rear amenity space for current and future occupiers. The rear amenity space remains BDG compliant.

Parking and highway safety:

The property has a driveway that can accommodate 3 vehicles and therefore sufficient parking will be retained. The block plan shows a parking space across existing front garden – this is not required and therefore not secured by condition.

Conclusion:

In conclusion, the proposed garage conversion and changes to fenestration would not detrimentally harm the character and appearance of the area and would not harm neighbouring amenity. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough. Accordingly, it 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:	10 December 2025
Earliest date for decision:	28 November 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	12.12.2025

PLANNING CONSTRAINTS/STATUS

Thames Basin Heath SPA Mitigation Zones

Major Accident Hazard Pipeline

Major Nuclear Sites Consultation Zone

Risk of Flooding from Surface Water

Great Crested Newt Impact Risk Zones

SSSI Impact Risk Zones