

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241866
Site Address:	6 Vermont Woods, Finchampstead, Wokingham, RG40 4PF
Expiry Date:	8 November 2024
Site Visit Date:	4 October 2024
Proposal: Householder application for the proposed conversion of the existing garage to habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
173679	Householder application for the proposed erection of a single storey rear extension and conversion of garage to create habitable accommodation plus demolition of the existing conservatory.	Approved: February 2018

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Finchampstead Parish Council	No objection
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Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

This application seeks planning permission for the conversion of the existing garage at No.6 Vermont Woods.

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 only external alteration associated with the proposal is the removal of the garage door and the installation of a window in its place. This would not negatively impact the appearance of the dwelling, nor impact upon the wider character of the area. The proposal is compliant with Policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Due to the nature of the proposed development, it would not result in any harm to the amenities of neighbouring occupants.

Highway Access and Parking Provision: The Highways Officer has identified that two parking spaces is required for the site, with each space needing minimum dimensions of 5.0m x 2.5m. The existing driveway can facilitate this demand, and therefore no objection is raised by WBC Highways.

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, 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
Date:	18 October 2024
Earliest date for decision:	8 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	21 October 2024