

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242209
Site Address:	28 Holmbury Avenue, Crowthorne, Wokingham, RG45 6TQ
Expiry Date:	29 October 2024
Site Visit Date:	4 October 2024
Proposal: Householder application for the proposed conversion of loft space above the garage into habitable space, plus the installation of 2no. dormers.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Tree Preservation Orders

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to a condition
WBC Ecology – No comments

External

None

REPRESENTATIONS

Wokingham Without Parish Council	No objection
Ward Member(s)	No comments received

Neighbours	No comments received
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APPRAISAL

Site Description: The application site is located within a residential cul-de-sac and is occupied by a two-storey, detached property, with an attached double garage. The surrounding area is characterised by detached properties of a broadly similar appearance.

This application seeks permission for the enlargement of the existing garage roof through the installation of 2no. dormer extensions, to facilitate the conversion of this space to habitable accommodation.

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 triangular shaped dormer to the front elevation would match the appearance of the dormers at Nos.24 & 30, thus in keeping with prominent design features in the area. Furthermore, the gradient of the roof pitch matches the host dwellings existing dormer features, which contributes to the quality of the overall design.

The gable extension to the rear is the more apparent element of the scheme in terms of scale, however, this would be screened from any public vantagepoint due to its position at the rear of the property. As such, this would reduce the impact of the development on the wider character of the area.

Overall, the proposal would have an acceptable visual impact and complies with Policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The proposed balcony would provide oblique views of the adjacent sites, Nos.26 & 30, however, this would not result in direct overlooking. The outlook from the balcony would be further skewed due to the presence of mature trees across the rear and side boundaries of the application site.

Loss of Light & Overbearing: Due to the relatively modest scale of the enlargements, coupled with the separation distance to adjoining plots, there would be no loss of light or overbearing impact experienced by neighbouring residents.

Highway Access and Parking Provision: The proposed parking plan illustrates an additional parking space towards the front of the dwelling. This is not a requirement for the development, owing to the size of the existing double garage and driveway, which can facilitate parking provision for up to four vehicles. The agent agreed to the omission of the additional parking space from the approved plans.

The Highways Officer requested a condition that would have seen Permitted Development Rights restricted on the existing garage, with the intention being to ensure acceptable on-site parking is maintained in perpetuity. Such a condition is considered to be disproportionate to the scale of the proposal, and as such, has not been included. The Proposed Ground Floor Plan (PP-05) demonstrates the intention for the garage to remain as such.

Trees: There are two Group Tree Preservation Orders on the application site; one to the front of the dwelling (0898-1997), and one to the rear (0898-1997). The group of trees to the rear of the site appear to be well maintained, while the trees to the front of the site, subject to the TPO in 1997, appear to have been removed long ago, with aerial image dating as far back to 2003 showing no evidence of these features.

The proposed works are limited to the existing footprint of the property, and therefore would not directly impact any trees during construction, nor result in any added pressure on their roots post development.

Notwithstanding the above, to prevent any adverse harm to the protected trees during or post construction, a condition has been included which would prevent the storage of materials, or other objects associated with the development, within the root protection areas of the trees.

Ecology: A preliminary bat roost assessment was conducted as a result of the property being in an area that has potential for bat roosts. The dwelling was assigned high potential suitability for bats, while the attached garage was given low potential suitability. As the proposed development avoids the main roof space, the works are unlikely to result in any adverse harm to bats. To ensure this is the case, some avoidance measures were recommended in the bat report, which have been secured via 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, 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	
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Conditions agreed:	Yes
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Recommendation:	Approve
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Date:	15 October 2024
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Earliest date for decision:	24 September 2024
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Recommendation agreed by: (Authorised Officer)	
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Date:	17 October 2024
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