

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250674
Site Address:	18 Rochester Avenue, Woodley, Wokingham, RG5 4NA
Expiry Date:	19 May 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for the proposed garage conversion into office space plus changes to fenestration (PART - RETROSPECTIVE).	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
JCEB Mineral Safeguarding Areas

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 CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
27493	Erection of a garage and a new two storey front extension to property	Approve

CONSULTATION RESPONSES

Internal

WBC Highways – Requested further information

External

None

REPRESENTATIONS

Parish/Town Council	Woodley TC – No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

This site relates to a two-storey semi-detached property in the major development location of Woodley.

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 proposal involves conversion of a domestic garage to an office space ancillary to the host property. This requires the removal of the existing garage door and replacing this with a set of windows on the front elevation. The proposed windows reflect the design and proportions of the existing fenestration which would preserve the character of the existing dwelling and overall, would be a modest form of development that would not have an adverse impact upon the character of the area. A condition is recommended to ensure that the proposed garage to office conversion shall be used solely as ancillary accommodation to the main dwellinghouse and not used, sold or sub-let as separate dwellings.

Neighbouring Amenity:

The proposals would not result in any harm to adjacent neighbouring residential amenities in terms of loss of light, overbearing or overlooking.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed the application and requested further information regarding the number of habitable rooms. From the site visit it is clear that 2 parking places are available on site, and thus the extra information has not been sought. 2 places are deemed to be suitable for a dwelling of this size

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:	14/5/25
Earliest date for decision:	14 April 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	15/05/25