

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241841
Site Address:	66 Reynards Close, Winnersh, Wokingham, RG41 5NU
Expiry Date:	16 September 2024
Site Visit Date:	29 July 2024
Proposal: Householder application for proposed garage conversion to facilitate a study room, along with changes to fenestration (part-retrospective).	

PLANNING CONSTRAINTS/STATUS

Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Winnersh
Great Crested Newt Consultation Zone – Green Risk 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 CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
-----------------	-------------	-----------------

241429	Application for a certificate of lawfulness for the proposed installation of a rear dormer to provide additional first floor accommodation.	Approved 19/07/2024
--------	---	------------------------

CONSULTATION RESPONSES

Internal

WBC Highways – No objections
WBC CIL – Development is not CIL liable

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

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 additional side door would have no legible impact on the character of the area and is therefore acceptable.

The garage conversion would replace the existing garage door with fenestration and brickwork to match the host dwelling.

Neighbouring Amenity:

Due to the nature of the proposals, there are no neighbouring amenity concerns.

Highway Access and Parking Provision:

The proposals would result in the loss of the existing garage which counts as a loss of 0.5 parking spaces. As per the Council's Parking Standards, 2no. parking spaces are required to serve a dwelling of this size.

The extended driveway will accommodate 2no. parking spaces that would also utilise the existing dropped crossing. This is acceptable.

Subject to compliance with the proposed parking layout, WBC Highways raise no objections to the proposals.

Amenity Space:

The proposals would not harm the usability of the site's rear amenity space.

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:	Approval
Date:	14 August 2024
Earliest date for decision:	13 August 2024

Recommendation agreed by:	<i>MC</i>
(Authorised Officer)	
Date:	14.08.2024