

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241897
Site Address:	59 Dorset Way, Wokingham, RG41 3AL
Expiry Date:	19 September 2024
Site Visit Date:	30 July 2024
Proposal: Householder application for proposed garage conversion to facilitate an office, gym and storage.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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 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 CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM14 - Ancillary development DM15 - Site History

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document
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PLANNING HISTORY

Application No.	Description	Decision & Date
981692	Proposed First Floor Side Extension To Dwelling.	Approved 29/06/1998
37013	Single storey rear extension to lounge.	Approved 22/01/1991
37673	First floor side extension to form additional bedroom.	Approved 20/05/1991

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection (01/08/2024).
WBC Highways – No objection, subject to condition (29/07/2024).
WBC CIL – Not CIL liable (26/07/2024).

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One neighbour raised concern regarding: - Works already having started. - Impact to adjoining garage. - Installation of drainage/services. - Potential for garage to be used as living accommodation. Officer Comments: - A site visit confirmed that the proposed changes to the garage have not yet commenced. - A condition will be applied to any recommended approval to ensure the accommodation remains incidental to the host dwelling.

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on Dorset Way, Wokingham. The host dwelling is located towards the end of the cul-de-sac and has a double, detached garage located to the front of the property. The application site sits on a slope, with the host dwelling and detached garage positioned at a higher level than the road.

The road comprises residential properties that are similar in age and appearance but are not uniform in form and design.

Typical materials include brick, timber detail and light render.

Proposal:

This application seeks approval for the conversion of the existing detached garage to create habitable living accommodation. The only external change would be the addition of one ground floor window in the northwestern elevation of the garage.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The conversion of the garage to habitable accommodation would retain the existing footprint and roof of the existing structure.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The 2.no existing garage doors on the southwestern elevation would be retained along with the existing pitched roof. The addition of 1.no window in the northwestern elevation would be road facing and would be a relatively minor change to the existing garage. Due to the changing levels on the site, the garage is positioned at a higher level than the road and is set back more than 4m from the street. Therefore, the window would not appear obtrusive or overly dominant within the street scene. Furthermore, surrounding properties with similar garages located to the fronts the dwellings already have windows contained in the front elevations of these garages. Therefore, the addition of the window is sympathetic to its surroundings and would not have a detrimental impact to the visual amenity and local character of the host dwelling or local area.

By virtue of the size of the building, it is necessary to condition the use, to ensure that it remains incidental accommodation to the main dwellinghouse.

The existing garage is attached to the double garage of adjoining neighbour; no.57. A third party has raised concern regarding the impact to the single skin brick wall along the shared boundary. The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The

applicant may be required to serve notice under the Party Wall etc Act 1996 to the occupiers of no.57 Dorset Way.

Neighbouring Amenity:

Overlooking:

The addition of 1.no front facing window at ground floor level would be road facing. It would be set back more than 4m from the road and would be approximately 20m from the front facing habitable rooms of nos.39 and 41 Dorset Way. For one and two storeys, the Borough Design Guide (BDG) recommends a minimum separation distance of 10m between front-to-front elevations. The proposed window well exceeds this guidance, therefore, there are no detrimental loss of privacy impacts that would be generated by the proposal.

Loss of Light and Overbearing:

As the proposal would maintain the existing footprint, roof and structure of the existing garage, there are no loss of light or overbearing impacts that would be generated by the proposal.

Highway Access and Parking Provision:

Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking standards. WBC Highways were consulted as part of the application process and raised no objection and commented *"The existing driveway will have sufficient spaces for two parking by utilising the existing dropped crossing, which is acceptable. Due to the limited provisions of parking spaces, the converted garage is required to be ancillary to the main dwelling."*

The new storage and the retainment of direct access to the rear garden remain suitable for cycle storage, which is acceptable".

Flooding and Drainage:

The application site is located in Flood Zone 1 and WBBC Drainage were consulted. They raised no objection to the proposal and commented *"LLFA received a Householder application for a proposed garage conversion to facilitate an office, gym and storage. The proposal is in flood zone 1 and LLFA has no objection to this proposal"*.

Conclusion:

For the reasons set out above, and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

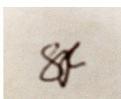
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	9 September 2024
Earliest date for decision:	16 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	11.9.24