

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250671
Site Address:	173 Bolton Drive, Shinfield, Wokingham, RG2 9WL
Expiry Date:	14 May 2025
Site Visit Date:	29 April 2025
Proposal: Householder application for a partial garage conversion, with new side window.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Strategic Development Location
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Archaeological Sites Consultation Zone

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 CC06 – Noise CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – None

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Parish/Town Council	Shinfield PC – No objection
Ward Member(s)	No comments received
Neighbours	171 Bolton Drive – Objection received regarding loss of privacy due to the additional window on the side elevation

APPRAISAL

Site Description:

This application relates to a two-storey detached dwelling in the modest development location of Shinfield.

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 applicant proposes the part conversion of the existing garage to create a new utility room. The existing garage door would be retained, the only external change would be the addition of a window on the side elevation dancing number 171, this is a minor addition and would not negatively alter the character of the existing dwelling. Therefore there would be an acceptable impact on the character of the area.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

As there is no new built form aside from the addition window in the side elevation, there would be no negative impact on overbearing and loss of light. There is an objection regarding the loss of privacy that the new side window would result in. Although this would not overlook the neighbours main amenity space and just their driveway, it is noted that there is a relatively small separation distance between the houses, further causing an impact on privacy. In light of this, the applicant has since revised their plans to have this window obscurely glazed. The retention of this glazing will be secured by a condition on the decision notice.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and has no objections. Despite the loss of a parking space due to the converted garage, there is sufficient parking provision available.

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:	No
Recommendation:	Approve
Date:	1/5/25
Earliest date for decision:	11 April 2025

Recommendation agreed by: (Authorised Officer)	MC
Date:	08.05.2025