

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242668
Site Address:	18 Radcot Close, Woodley, Wokingham, RG5 3BG
Expiry Date:	17 December 2024
Site Visit Date:	5 November 2024
Proposal: Householder application for the proposed conversion of the integral storage area into a habitable room, including a window on the front elevation.	

PLANNING CONSTRAINTS/STATUS

Major Development Location – Woodley
Bat Roost Habitat Suitability
Area Tree Preservation Order No. 141/1977
Landscape Character Assessment Area – Woodley-Earley Settled and Farmed Clay

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 CP11 – Proposals Outside Development Limits
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 CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
242257	Application for a certificate of lawfulness for the proposed conversion of the existing integral storage area into a study room along with changes to fenestration.	Refused – 21/10/2024
07769	25 houses and garages	Conditionally Approved – 16/03/1978

CONSULTATION RESPONSES

Internal
WBC Highways: No objection WBC Landscape and Trees: No objection
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Woodley Town Council raised no objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site is a detached dwellinghouse on a late 1970s cul-de-sac in Woodley. While comprising exclusively of detached dwellings, Radcot Close has a relatively varied street scene with differing rendering, architectural form and features. Most neighbouring dwellings benefit from detached garages of varying sizes or integral garages, although there are limited examples of converted garages visible. Proposal: This application proposes the conversion of the existing internal storage area to create additional habitable accommodation. The proposed external work is limited to the replacement of the existing garage door with a window on the front elevation and the infilling of an existing side door. 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. Design and Character of the Area: While there are limited visual examples of garage conversions within the immediate street scene, it is a common form of development within the wider estate. The proposed window would be proportionate in size to the existing fenestration and would not detract from the appearance of the host dwelling. Moreover, the proposed uPVC frame and brickwork would match the existing materials, further mitigating the visual impact of the development.

Therefore, the proposed development forms part of the character of the area and would not detract from the appearance of the host dwelling in accordance with Core Strategy policy CP3.

Neighbouring Amenity:

Due to the relatively minor scale of the proposal, there are no concerns relating to impact on neighbour amenity in terms of loss of light, overlooking or overbearing.

Other:

The existing front drive can accommodate parking for at least 3no. vehicles which exceeds the Council's Parking Standards. On this basis, the Council's Highways Officer has raised no objection to the proposal.

The proposed works would not impact the main roof, or on any other potential bat roost features, and therefore a bat survey is not required for the assessment of this application. There would also be no impact on any existing soft landscape features including adjacent TPO protected trees.

Subject to conditions, the application is acceptable and is therefore 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	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	6 December 2024
Earliest date for decision:	13 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	06/12/24