

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241854
Site Address:	1 Southlands Close, Wokingham, RG40 2HW
Expiry Date:	30 September 2024
Site Visit Date:	14 August 2024
Proposal: Householder application for the proposed garage conversion.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Historic Flooding Points 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
19668	Construction of external chimney	Approved 07/07/83

20995	Single storey rear extension to form new sitting room	Approved 19/03/84
991070	Proposed Conversion Of Part Of Garage To Utility Room/Lounge	Approved 16/09/99
032144	Proposed first floor rear extension to dwelling and single storey front extension.	Approved 11/04/24
061067	Proposed first floor rear extension to dwelling, single storey front extension to garage and repositioning of front door. Amendment to consent F/2003/8595 with larger front extension and repositioning front door.	Approved 17/03/06

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection

WBC Highways: No objection subject to conditions

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached house

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: As part of the garage conversion, the garage door would be replaced by a window. The proposal would differ to the current street scene and

slightly alter the characteristics of the street. However, the new window would be similar to the existing in size and proportions of current ground floor window along Southlands Close, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property due to the garage being converted into habitable accommodation. Whilst the proposed window would face another property, it is noted that Southlands Close, a public road, is located adjacent to the site. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front of the extension would overlook the street scene and therefore no harmful impact would occur.

Loss of Light/ Overbearing: Due to the distance to neighbouring properties, no harmful impact with regard to a loss of light and overbearing would occur.

Highway Access and Parking Provision: The proposal will increase the numbers of habitable rooms from 8 to 9. The existing 5.3m long garage does not fully meet the council's standards for car parking, resulting in no loss of parking space. Three driveway parking of dimensions of circa 5.4m x 2.3m are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

In view of the position of the existing dropped kerb, the front garden and driveway will have sufficient spaces for three driveway parking of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

Direct access to the rear garden is available for cycle storage, which is acceptable.

Flooding and Drainage: The existing dwelling is within flood zone 1 and we would have no objection to the garage conversion, as represent by proposed plan drawing 01/07/2024/RDO/nco/PP dated July 2024.

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:	23 September 2024
Earliest date for decision:	31 August 2024

Recommendation agreed by:	
(Authorised Officer)	
Date:	25/09/24