

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                              |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Application Number:</b>                                                                                                                                   | 251214                              |
| <b>Site Address:</b>                                                                                                                                         | 2 Payley Drive, Wokingham, RG40 5YW |
| <b>Expiry Date:</b>                                                                                                                                          | 16 July 2025                        |
| <b>Site Visit Date:</b>                                                                                                                                      | 4 June 2025                         |
| <b>Proposal:</b> Householder application for the partial conversion of the existing garage to habitable space and the provision of additional parking space. |                                     |

### **PLANNING CONSTRAINTS/STATUS**

Scale and Location of Development Proposals

### **PLANNING POLICY**

|                             |                                                                                                                                                                |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                          |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP6 – Managing Travel Demand<br>CP9 – Scale and Location of Development Proposals |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking                                                         |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                                                                           |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                                                                            | Decision & Date            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 250431          | Application for a certificate of lawfulness for the proposed part garage conversion to create habitable accommodation along with changes to fenestration.                                                                              | Refused:<br>April 2025     |
| 192748          | Householder Application for the proposed conversion of existing loft space to create habitable accommodation (1no. Bedroom and study room) plus the insertion of 4no. rooflights to side and internal alteration to existing dwelling. | Approved:<br>November 2019 |
| 180899          | Householder application for the proposed erection of single storey rear extension to dwelling, part conversion of existing garage to create habitable accommodation plus changes on the fenestration.                                  | Approved:<br>June 2018     |

## CONSULTATION RESPONSES

### Internal

WBC Highways – No objection  
WBC CIL – No comments  
WBC Ecology – No objection

### External

None

## 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 partial conversion of the garage would be facilitated by the addition of a side facing window. This minor addition would not detract from the appearance of the dwelling, nor have an impact on the street scene. Accordingly, the proposal would have an acceptable visual impact and would comply with policies CP1 & CP3 of the Core Strategy in this respect.

Only a small section of landscaping would be lost to accommodate the additional parking space proposed, such that no objection is raised to this element of the scheme.

**Neighbouring Amenity:** Due to the nature of the proposal, there are no concerns on neighbouring amenity grounds.

**Highway Access and Parking Provision:** WBC Highways raise no objection to the proposal.

**Conclusion:** For all the above, the proposal is acceptable, and the application is 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:                       | 4 July 2025  |
| Earliest date for decision: | 14 June 2025 |

|                                                   |                                                                                     |
|---------------------------------------------------|-------------------------------------------------------------------------------------|
| Recommendation agreed by:<br>(Authorised Officer) |  |
| Date:                                             | 4 July 2025                                                                         |