

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250595
Site Address:	41 Wiltshire Avenue, Crowthorne, Wokingham, RG45 6NH
Expiry Date:	19 May 2025
Site Visit Date:	9 April 2025
Proposal: Householder application for proposed conversion of existing link- attached garage to a residential annex.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest development locations (Pinewood, Crowthorne)
Landscape Character Assessment Area

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking CC10 – Sustainable Drainage TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document Crowthorne Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
222911	Application for a certificate of existing lawful development for the erection of a link-attached garage with WC and shower.	Approved 28 September 2022
071385	Proposed erection of single storey garage with linkway to dwelling, two storey and first floor rear extension, conversion of existing garage to habitable space, extension to roof including new dormer windows to create further rooms in the roof.	Approved 28 August 2007

CONSULTATION RESPONSES

Internal
WBC Drainage – No objection. WBC Highways – No objection.
External
None.

REPRESENTATIONS	
Parish/Town Council	No objection provided the annex remains ancillary to the main dwelling. Officer comment: <i>The above is noted and will be discussed in the report.</i>
Ward Member(s)	No comments received
Neighbours	43 Wiltshire Avenue is in support of this application, and this is noted by Officers. A letter of support was also received by the National Annexe Planning Consultancy. Their main grounds of support were because they witness first-hand the positive impact of this type of accommodation and the role they play in the wider housing supply. This representation is noted by Officers.

APPRAISAL
Site Description: The application site is a two-storey detached dwelling along Wiltshire Avenue in Crowthorne. The surrounding area is largely detached houses and bungalows varying in style and character. The street is largely verdant with lots of trees along the roadside. The dwelling is rendered white, has a slate roof and has a couple of dormers. The site benefits from a large front drive and detached garage to the side of the property. The property has access to a large rear garden surrounding by lots of tall trees. Proposal: This application proposes the conversion of the existing link – attached garage to a residential annex to serve the applicant's elderly father. Minor external alterations are proposed to the existing link-attached garage to allow for its conversion which includes additional windows and doors to serve proposed habitable rooms. The proposed annex would comprise of a bedroom, lounge area, kitchenette and shower room with wc whilst maintaining a storage area accessed from the front garage 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.

Design and Character of the Area:

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.

The existing garage doors will be retained; therefore, the proposal would not have any visual impact on the immediate street scene. The proposed fenestration changes to the garage include the replacement of the back door with bifold doors into the garden, the addition of a side entrance door and the addition of windows to the side elevation facing the existing house.

The proposed annexe use would have an acceptable impact on the character of the area due to its functional link with the main dwelling. However, the creation of a separate residential unit could be disruptive change in use which would not correspond with the character of the area. As a result, it is recommended that the proposal will have a condition added to the planning permission restricting the use of the annexe to ancillary accommodation only.

In terms of materials the windows are to be uPVC and the doors made out of timber. The materials will look in similar appearance and design to the existing garage and house. The materials will be secured via a condition.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Policy CP3 states that the development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

No windows are proposed on the annexe facing the shared boundary with 43 Wiltshire Avenue, Crowthorne. Therefore, there are no overlooking concerns relating to the proposal.

Loss of Light:

The proposed development would not result in loss of light to neighbours as the proposal is not resulting in an increase in the built footprint.

Overbearing:

There will be no overbearing concerns as there is no increase in the built footprint of the dwelling and this will have no additional overbearing impacts to the neighbours.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of the development.

The WBC Highways team reviewed the proposal. Highways raised no objection to the proposal; this is due to the existing level of driveway parking being considered acceptable to serve both the existing dwelling and the proposed annexe.

Amenity Space:

As the proposal will include no increase in the build footprint the application sites amenity space will not change.

Flooding and Drainage:

Policy CC10 of the MDD states that all development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner.

WBC Drainage Officers raised no objection to the proposal, due to the application site being located in flood zone 1 and the proposal just consisting of an internal conversion.

Conclusion:

Taking all the above into consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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 subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials and specified 4. Annexe to stay ancillary to the existing house
Date:	24 April 2025
Earliest date for decision:	22 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24/04/25