

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250411
Site Address:	47 Barkham Ride, Finchampstead, Wokingham, RG40 4HA
Expiry Date:	26 May 2025
Site Visit Date:	7 May 2025
Proposal: Householder application for the proposed part garage conversion into habitable accommodation.	

PLANNING CONSTRAINTS/STATUS

Modest Development Location – Finchampstead North
Landscape Character Assessment Area – Finchampstead Forested and Settled Sands
Bat Roost Habitat Suitability

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
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 Affordable Housing Supplementary Planning Document Finchampstead Neighbourhood Development Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
21155	Replacement bungalow & garage	C/A – 05/04/1984

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External
None consulted

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

APPRAISAL
Site Description: The application site is a 1980s detached bungalow on Barkham Ride within the settlement of Finchampstead North. The site benefits from an integral garage space. The character of the area is suburban comprising predominantly detached single storey and two storey dwellings, many of which have been extended and altered over time. Proposal: This application proposes the part conversion of the existing integral garage into additional habitable accommodation. The proposal would be facilitated by internal alterations only, with no external work proposed. 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: Garage conversions are a common alteration to dwellinghouses within suburban areas, with several examples within the site's surroundings. As no external changes are proposed to facilitate the proposed development, and the use of the converted space would remain incidental to the host dwelling, the part garage conversion would have a neutral impact on the character of the area. 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:

As no external changes to the host dwelling are proposed, there are no concerns relating to impact on neighbour amenity in terms of loss of light, overlooking or overbearing.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed the proposal and raised no objection to the partial loss of the garage space, noting that the existing space does not meet the Council's parking standards and there would be no additional demand for car parking. The existing front drive can accommodate parking for at least 3no. vehicles and this is unaffected by the proposal.

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:	21 May 2025
Earliest date for decision:	23 April 2025

Recommendation agreed by: (Authorised Officer)	
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Date:	23 May 2025
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