

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250512
Site Address:	45 Chatteris Way, Earley, Wokingham, RG6 4JA
Expiry Date:	4 June 2025
Site Visit Date:	7 May 2025
Proposal: Householder application for proposed garage conversion into habitable accommodation. Plus, the erection of a single storey front extension with new side main entrance, installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS

Earley Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One letter received questions whether the parking provision is suitable

APPRAISAL

Context: The application site is located within a residential setting of Earley. This application seeks planning permission for the erection of a single storey front extension and conversion of the existing garage.

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 Borough Design Guide (BDG) states that front extensions should not extend significantly beyond the building line and should not exceed 1 storey in height. The proposed front extension would have a maximum depth of 2.7 metres and would extend approximately 1 metre beyond the existing front protrusion. It would be single storey in height, with the maximum height of the extension being in line with the existing pitch of the garage. The design of the proposed front extension would be similar to the existing frontage, with the mono-pitched roof joining the dual-pitch, so the external appearance would not change significantly. As there is no set design or style of the dwellings and given the modest scale, the proposed front extension would not result in significant harm to the character of the area and is therefore acceptable.

The proposed garage conversion would change the existing garage door to a window. This change would not result in significant impact to the character of the area or the host dwelling and is therefore acceptable.

Neighbouring Amenity: The proposed front extension would be set approximately 1 metre from both boundaries and the eaves would be approximately 2.3 metres. Accordingly, the extension would not adversely impact the amenities of the neighbouring residents.

Highway Access and Parking Provision: Following a review of the application, the Highways Officer has raised no objection to the development.

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	
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Conditions agreed:	Not required
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Recommendation:	Approve
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Date:	28 May 2025
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Earliest date for decision:	16 April 2025
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
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Date:	29 May 2025
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