

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242713
Site Address:	26 Cotterell Gardens, Twyford, Wokingham, RG10 0XP
Expiry Date:	23 December 2024
Site Visit Date:	1 November 2024
Proposal: Householder application for the proposed garage conversion into a family room.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Major Development Location - Twyford
Radon Affected 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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
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 CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
000529	Proposed full application for a two storey side and rear extension to dwelling.	29/06/2000 Approve
241893	Pre-application advice for the proposed conversion of the existing garage into habitable accommodation, with associated changes to fenestration.	

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

n/a

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council has no comments on this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a 1990s two-storey detached dwelling within the Broad Hinton development to the south-east of Twyford Village Centre. The street is a residential cul-de-sac characterised by a mix of semi-detached and detached dwellings, creating a varied street scene. However, the use of similar external brickwork, roof tiles and frames tie the development together. The majority of surrounding dwellings benefit from traditional features including private driveways, front lawns and garages. There are various bushes, small trees and grass patches scattered around the street complementing the aesthetic look of the street scene.

The dwelling is set away from the cul-de-sac (Cotterell Gardens) on an access drive shared with No.27 adjacent. The façade is a combination of light coloured facing brickwork on the ground floor level and red hung tiles on the upper levels. The site has a pitched roof covered in dark plain tiles with two rear dormer windows and multiple solar panels for energy efficiency. The front of the site benefits from a paved and loose stone driveway with various flowerbeds, adding a natural touch to the front elevation. The rear benefits from a grassed garden and patio with various large trees and vegetation. The rear is also accessible through the 0.9m wide side access.

Proposal: This application proposes the conversion of the existing garage into habitable space and replacement of the garage door with a window.

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 proposed garage conversion will create habitable space. The proposed works will include the removal of the internal stud wall, changes to fenestration on the front elevation and changes to the existing foundations to serve proposed wall. The garage conversion measures approx. 2.27 meters in width, 5.29 meters in length and 4.45 meters in height. The facing brickwork used will be bonded into the existing brickwork and will match the existing dwelling. The existing garage door will be removed and replaced with a brick wall and double glazed UPVC window to match the existing fenestration. The window is well placed, aligning with the opposing ground floor window (living room window) and proportionately sized to the existing fenestration. The side and rear fenestrations are to stay as existing, there will also be no changes to the roof.

Although garage conversions aren't common development in the wider estate, the proposal will not appear out of character within the surrounding area. As for the street scene, the site is located off the main street therefore the proposal will not impact the character of the area in accordance with CP3.

Neighbouring Amenity:

Overlooking:

One window is proposed on the ground floor, replacing the existing garage door. As the window is on the ground floor and there is a 15.75 meter distance between the window and front site boundary there is no concern on overlooking to opposing properties.

Loss of Light:

Due to the nature of the development, there is no concern of loss of light to any neighbouring property.

Overbearing:

Due to the nature of the development, there is no concern of overbearing.

Highway Access and Parking Provision: The proposal will increase the number of habitable rooms from 7 to 8. A Parking Plan was provided by the applicant showing 2 parking spaces within the red line.

The councils Highways Officer has reviewed the parking plan and proposal and concluded that as the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space caused by the garage conversion. According to the WBC Parking Standards a dwelling of this size would require two 2.5m x 5m parking spaces, therefore the existing parking is acceptable.

The 0.9m wide direct access to the rear garden will be retained and is suitable for cycle storage, which is acceptable

Conclusion: Subject to conditions, this application is acceptable and 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 November 2024
Earliest date for decision:	18 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	21/11/24