

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242439
Site Address:	6 Wellington Close, Twyford, Wokingham, RG10 0GL
Expiry Date:	29 November 2024
Site Visit Date:	5 November 2024
Proposal: Householder application of the proposed garage conversion into annexe with extension of existing canopy to garage, alongside erection of new garden shed.	

PLANNING CONSTRAINTS/STATUS

Major Development Location (Twyford)
Flood Zones 2 (part)
Contaminated Land Consultation Zone
Radon Affected Area
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 CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Twyford Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
181054	Application to vary condition 20 following the grant of planning consent F/2014/2353 for the proposed erection of 12no dwellings including 4no affordable dwellings with access, parking, open space and landscaping. Condition 20	C/A – 21/11/2018

	relates to change the BAT Mitigation compensation Measures.	
F/2014/2353	Proposed erection of 12no dwellings (including 4no affordable dwellings) with access, parking, open space and landscaping.	C/A 01/04/2015 –

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection

WBC Highways: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council raised concerns as to its potential use as a separate dwelling. <i>Officer's Comment: The proposed ancillary use would not allow the creation of a separate residential unit within the plot. This is discussed further in the 'Design and Character of the Area' section of the report.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a detached dwelling within a recent residential development off Hurst Road, Twyford. The site benefits from a detached single dwelling adjacent to its southern flank elevation, with off-road parking and amenity space to the front. Due to considerable ground level changes within the cul-de-sac the site's rear amenity space slopes sharply towards its eastern boundary.

Proposal: This application proposes the conversion of the detached garage, facilitated by internal alterations and fenestration changes, to create a residential annexe ancillary to the use of the main dwelling, plus the erection of a storage shed to the rear. The proposal would provide additional habitable accommodation including limited kitchen and bathroom facilities. The applicant has advised that this space is required due to personal circumstances and that the accommodation would provide a level of independent living for the intended occupant while its use would retain a functional link with the host dwelling on a day-to-day basis. The proposed ancillary use would not allow the creation of a separate residential unit within the plot.

The proposed fenestration changes are limited to the insertion of 2no. rooflights on the south-facing roof plane and 4no. windows on the side (north) and rear (east) elevations facing the application site. The proposed shed is relatively modest in terms of its size and scale with a total ridge height of approximately 2.3m, length of 3.55m and width of 2.05m.

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.

Design and Character of the Area:

The proposed fenestration changes to the garage to facilitate its conversion are limited and are proportionate in size to the existing fenestration serving the main dwelling. Due to the existing garage doors being retained, the proposal would not have a visual impact on the immediate street scene. The proposed garden shed is a relatively modest addition to the site's built footprint and would therefore not be viewed as a disproportionate addition to the host dwelling. Moreover, timber garden sheds are a common form of development with the site's residential setting, and it would not be visible from the street scene due to its position at the rear.

The proposed annexe use would have an acceptable impact on the character of the area due to its reliance on and functional link with the host dwelling. However, the creation of a separate residential unit would be a disruptive change in use which would not correspond with the character of the area. As such, a condition restricting the use of the annexe to ancillary accommodation only is recommended.

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:

Overlooking: No windows are proposed on the southern (flank) elevations of the existing garage and proposed shed facing the shared boundary with No.4 Wellington Close adjacent. The proposed rooflights would not result in any direct overlooking opportunities onto No.4 adjacent due to their appropriate size and position. Therefore, there are no overlooking concerns relating to the proposal.

Overbearing and Loss of Light: There are no overbearing or overshadowing concerns relating to the proposed garage conversion. Although the proposed shed would be sited in very close proximity to the shared side boundary with No.4 Wellington Close, due to its relatively modest height and size any potential impact on the amenity of the adjoining garden space would be sufficiently mitigated.

Highway Access and Parking Provision:

To mitigate the loss of the garage for parking, the existing drive at the front would be extended slightly to accommodate 3no. off road parking spaces. The Council's Highways Officer has raised no objection to this arrangement, subject to the extended parking area being secured by condition. The extended drive is minimal and would not result in a significant loss of the existing grassed area to the front of the host dwelling.

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 November 2024
Earliest date for decision:	28 October 2024

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