

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241989
Site Address:	2 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD
Expiry Date:	27 September 2024
Site Visit Date:	14 August 2024
Proposal: Householder application for proposed garage conversion to facilitate a study and storage space.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Strategic Development Location
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Local Plan Update Submitted Sites

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 CP8 – Thames Basin Heaths Special Protection Area
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

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External
None consulted

REPRESENTATIONS	
Parish/Town Council	Shinfield Parish Council: No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: Two storey detached dwelling with gabled roof. The property benefits from a large rear garden which provides private amenity space for the occupiers of the property and the front garden provide parking spaces. The street scene is residential in character and appearance comprising predominantly of two storey semi-detached & detached properties. 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 new window would be similar to the existing in size and proportions of current ground floor window along Mayflower Meadow, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy. A bay window similar to the one existing on right side of the dwelling has been proposed. Dwellings with similar front façade are already existing in the neighbourhood including 21 & 24 Mayflower Meadow. Therefore, such proposal would not look out of place nor harm the street scene. The proposed materials are to match the existing property, thus in keeping the current characteristics of the dwelling. Neighbouring Amenity: The new window would not result in harmful impact upon neighbouring amenities as the new window does not face a property but overlooks onto grassland.

Highway Access and Parking Provision: The proposal will increase the numbers of habitable rooms from 7 to 8. The conversion of the existing 6.3m x 3m garage into one additional habitable room will result in a loss of 0.5 parking space. Three driveway parking are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Village location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Three driveway parking spaces of suitable dimensions can be provided within the red line, which is acceptable.

The direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

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:	6 September 2024
Earliest date for decision:	28 August 2024

Recommendation agreed by: (Authorised Officer)	MC
Date:	06.09.2024

