

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243177
Site Address:	Waverley, School Hill, Wargrave, Wokingham, RG10 8DY
Expiry Date:	28 February 2025
Site Visit Date:	13 January 2025
Proposal: Householder application for the proposed garage conversion to create habitable accommodation along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals: Modest Development Location of Wargrave

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
441/72	Detached Garage	Approve 23 rd May 1972
35143	Garage/Utility/Garden Room	Approve 21 st February 1990

CONSULTATION RESPONSES

Internal

WBC CIL

External
N/A

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

APPRAISAL
Site Description: Waverley, School Hill is an older style three-storey semi-detached dwelling in the residential area of Wargrave. The site benefits from a large front garden that has been landscaped with a gravel surface. The vehicular access is open but hedging and trees enclose the rest of the frontage adjacent to the highway and partially screen the property from the road. The street scene is a mixture of detached and semi-detached dwellings of a similar age. Street frontages are varied with low brick walls, fencing, hedges and tall vegetation softening the appearance. 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. Proposal: A proposed garage conversion to create habitable accommodation on the first floor with changes to fenestration. The garage has a pitch roof, is set back from the road and subservient to the principal elevation of the main dwelling house. The external dimensions of the garage will remain the same as the existing and measure approximately 5.7m long by 2.8m wide, by 5.5m in height. On the ground floor, the rear internal wall of the garage will be brought forward by approximately 1.5m to enlarge the existing family room at the rear. At the front, the proposal will provide a shower room, utility room and lobby. On the first floor the existing office will have a dividing wall to provide a guest bedroom and gym/office area. The front garage door will be replaced by a window and a door to serve the utility room. Character of the Area: The site is in the defined settlement area Wargrave. This section of School Hill comprises a formal suburban street with a mixture of detached and semi-detached houses of varying age and design. The site is located close to the junction Silverdale

Road and Spring Walk.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on alterations which relate to design and scale. It states that the following the proposal should be well designed in relation to the original building, neighbouring properties and to the character of the local area.

The proposal will relate well to the existing building and comply with Policy C3 of the Core Strategy. Therefore, the proposal complies with Policy CC03 of the Adopted Local Plan.

Neighbouring Amenity:

The Wokingham Borough Council Design Guide (BDG) provides some guidance on neighbouring amenity. It states that the following the proposal should be well designed in relation to the original building, neighbouring properties and to the character of the local area.

Overlooking: The window and door on the front elevation of the proposal would not face directly on to neighbouring properties and there are no concerns related to overlooking. There are no proposed changes to fenestration on the rear elevation. Therefore, there are no concerns related to overlooking.

Loss of Light and Overbearing: The external dimensions of the proposal will remain the same and there are no concerns related to loss of light or overbearing.

Highway Access and Parking Provision:

Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal retains an appropriate overall level of off-street parking. Furthermore, the Borough Design Guide recommends that where a garage is to be converted into a room, then the parking space will need to be replaced.

The proposal to convert the garage will result in the loss of one parking space and an additional habitable room on the first floor. This means that driveway parking should include a sufficient parking within the red line to comply with Car Parking Standards in Appendix 2 of the Adopted MDD Local Plan. Moreover, each parking space shall have minimum dimensions of 5.0m x 2.5m.

The front garden is approximately 18m long and 11.5 metres wide. The proposed site plan shows parking for three vehicles forward of the principal elevation of the dwelling and space for turning. Therefore, the proposal complies with Policy CC07 of the Adopted Local Plan.

Ecology: The site is within an area that is suitable for bat roosting. However, the development does not involve alterations to the roof and so a Bat Survey is not considered necessary in this instance.

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:	Yes
Recommendation:	Approve
Date:	19 February 2025
Earliest date for decision:	13 January 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.02.2025