

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250513
Site Address:	19 Jersey Drive, Winnersh, Wokingham, RG41 5GQ
Expiry Date:	30 April 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for the proposed part garage conversion into habitable accommodation. Plus, the erection of a single storey side and rear extension, installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Public Open Space
Landscape Character Assessment Area – Major Development Area
PRoW Within WB Consultation Zone

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 CC07 – Parking CC09 – Development and Flood Risk TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – None applicable

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a two-storey detached dwelling in the major development location of Winnersh. This dwelling is on the end of a row, boarding public open space.

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 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.

This development would involve a minor change to the front elevation of the property. The rest of the development would not be seen from the public realm. The change would be the addition of a small brick wall and pitched roof between the garage and front entrance of the property. The matching materials and style of roof help this addition to integrate seamlessly with the host dwelling and therefore it is deemed that there will be an acceptable impact on the character of the area.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

As this development is limited to ground floor works, there is no overlooking concerns. The single storey rear extension is modest in design and entirely screened by the neighbouring garage, hence there will be no negative impact on neighbouring

amenity in terms of overbearing and loss of light.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and has no objection. The existing parking provision will be sufficient to serve the proposals.

Ecology:

Although this property is in an area suitable for bat roosts, the works to the roof are extremely minor and the property is less than 20 years old. Hence the WBC Ecology officer is satisfied that the risk to bats and their roosts is extremely low.

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/No/Not required
Recommendation:	Approve
Date:	17.04.25
Earliest date for decision:	26 March 2025

Recommendation agreed by: (Authorised Officer)	MC
Date:	25.04.2025