

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242623
Site Address:	1 Broom Grove, Barkham, Wokingham, RG41 4TX
Expiry Date:	16 December 2024
Site Visit Date:	8 November 2024
Proposal: Householder application for the proposed garage conversion into a new family room.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking TB21- Landscape Character
Other	Borough Design Guide Supplementary Planning Document Barkham Village Design Statement

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

WBC Landscape and Trees: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached dwelling.

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 alteration from garage door to window would differ to the current street scene and slightly alter the characteristics of the street. However, the new window would be similar to the existing in size and proportions of current ground floor window along Broom Grove, 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.

The existing window would be replaced by a door but would be screened by the brick wall side boundary, thus no harm to the street scene.

The rear garage door would be replaced by a window, with it being located at the rear it wouldn't be visible from public locations. Hence, this aspect of the proposal would not have an adverse impact on the character of the host property or surrounding area.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property due to the garage being converted into habitable accommodation. Whilst the proposed window would face another property, it is noted that Broom Grove, a public road, is located adjacent to the site. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front of the extension would overlook the street scene and therefore no harmful impact would occur. Furthermore, the separation from the front of 1 Broom Grove and the front of 11 Broom Grove is over 20m, thus complying with the minimum front to front separation distance of 10m set out in the Borough Design Guide.

The rear window would be screened by the existing boundary, thus preventing any overlooking.

The proposed side door would not result in any overlooking.

Loss of Light/Overbearing: The proposed changes would not have harmful impact upon loss of light or considered to be overbearing.

Highway Access and Parking Provision: The proposal will increase the numbers of habitable rooms from 8 to 9. While the existing garage will reduce the sizes from double garage of 5.3m x 5.2m to single garage of 2.8m x 5.2m, the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking are proposed within the red line.

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

The existing driveway is unlikely to be sufficient to fit in three parking spaces of suitable sizes by utilising the existing dropped crossing and without encroaching with the public highway. The single double bay will be required to meet the parking standards.

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

Landscape and Trees: The site is subject to Tree Preservation Order (TPO) 278/1985 T23 to T26, all oaks and G3 being 2 x Scots pine, along the northeast boundary. T25 received consent for removal in 2022. The house in part of a maturing housing estate, each house has a garage.

As the proposal is towards the front of the site it does not directly impact the TPO trees

A single garage door will remain, and this will maintain the aesthetic regarding garages in the estate. An area of grass will be removed to accommodate a parking space, this is a relatively minor reduction in green infrastructure, so no requirement for a landscaping condition.

Overall, the application appears to comply with the T&L parts of the policies and Guidance.

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:	12 December 2024
Earliest date for decision:	11 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	12.12.2024