

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                   |                                               |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Application Number:</b>                                                                                        | 252037                                        |
| <b>Site Address:</b>                                                                                              | 122 Chilcombe Way, Earley, Wokingham, RG6 3DD |
| <b>Expiry Date:</b>                                                                                               | 7 November 2025                               |
| <b>Site Visit Date:</b>                                                                                           | 26 September 2025                             |
| <b>Proposal:</b> Householder application for the proposed conversion of the garage, with changes to fenestration. |                                               |

### **PLANNING POLICY**

|                             |                                                                                                                                |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                          |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP9 – Scale and Location of Development Proposals |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC04 – Sustainable Design and Construction<br>CC07 – Parking        |
| <b>Other</b>                | 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 | Earley Town Council: Object due to inadequate parking.<br><br>Officer response: See highways section of report.                                                                                                                                                                                                                                              |
| Ward Member(s)      | No comments received                                                                                                                                                                                                                                                                                                                                         |
| Neighbours          | 32 Easby Way: Can the applicant be asked to amend their parking plan as there is not enough length for tandem parking for two cars as shown on the plan, the length scales at just under 9m, one parking space plus 4m, and would obstruct the public footpath crossing in front of the property. There is room on the frontage for two side-by-side parking |

|  |                                                   |
|--|---------------------------------------------------|
|  | spaces.                                           |
|  | Officer response: See highways section of report. |

## APPRAISAL

**Site Description:** Two storey terraced house.

**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 proposal would involve the garage being converted into a WC and living room. The proposal would differ to the current street scene and slightly alter the characteristics of the street. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

### Neighbouring Amenity:

**Overlooking:** The scheme would add additional windows at the front of the property due to the garage being converted into habitable accommodation although a WC is a non habitable room. Both windows to the front would be for a WC and would be more than 10m from the dwelling opposite, complying with the BDG separation distance and thus not resulting in harmful overlooking.

**Loss of Light/Overbearing:** Given the nature of the scheme, there are no loss of light or overbearing concerns.

**Highway Access and Parking Provision:** The proposal will result in an additional habitable room, however, this will not have as significant impact in respect of the councils parking standards. No objection has been received from the Highways Officer. The Parish and neighbour comments are acknowledged, however the internal dimensions of the garage do not meet the councils current standards for parking a car, and as such there is no loss of parking.

The driveway parking is remaining unchanged and is therefore 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.

| <b>RECOMMENDATION</b>              |                 |
|------------------------------------|-----------------|
| <b>Conditions agreed:</b>          | Not required    |
| <b>Recommendation:</b>             | Approved        |
| <b>Date:</b>                       | 5 November 2020 |
| <b>Earliest date for decision:</b> | 11 October 2025 |

|                                  |                                                                                     |
|----------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:</b> |  |
| <b>(Authorised Officer)</b>      |                                                                                     |
| <b>Date:</b>                     | <b>6 November 2025</b>                                                              |

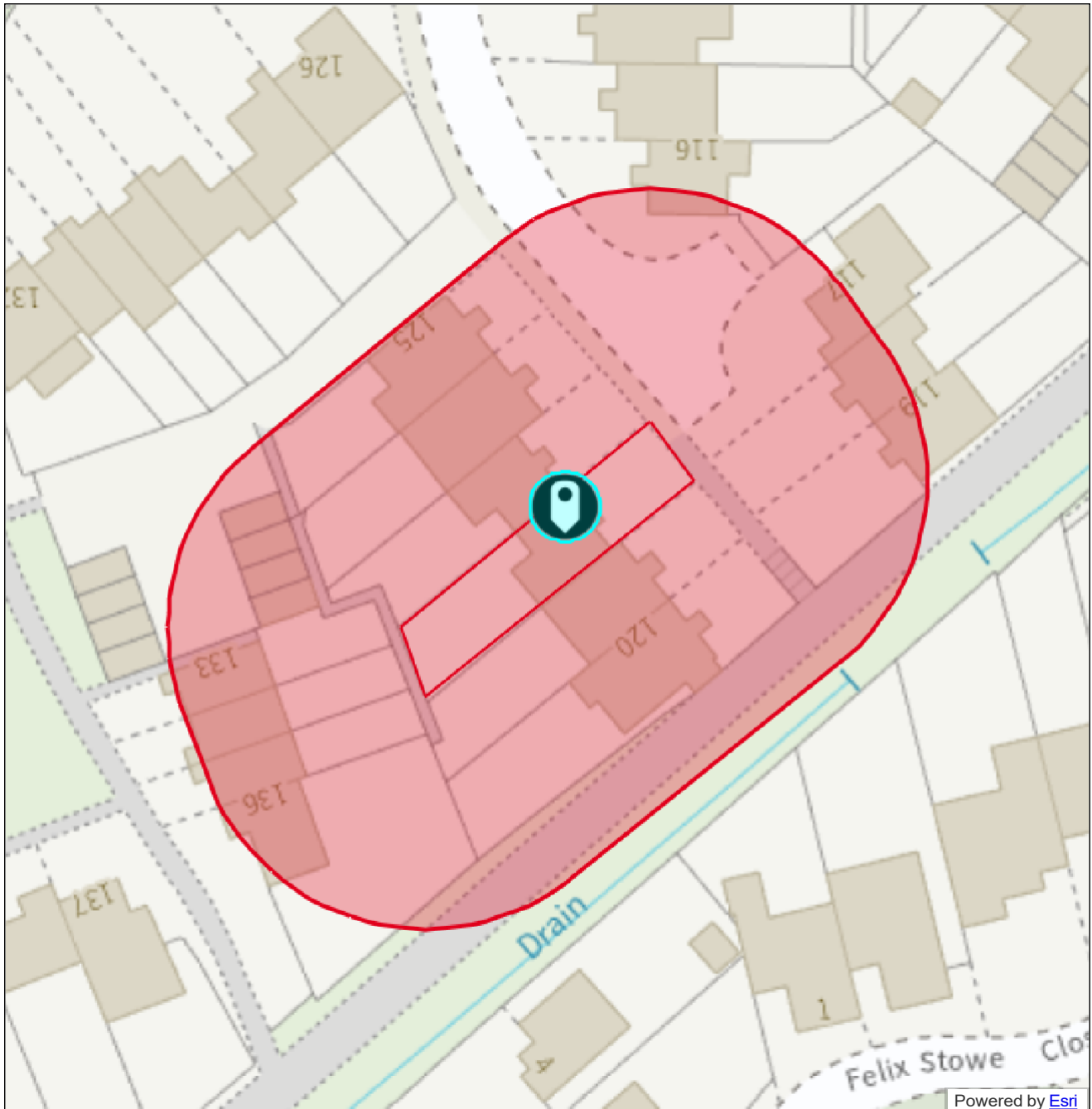
## PLANNING CONSTRAINTS/STATUS

### Near Me Report

#### Area of Interest (AOI) Information

Area: 2,819.78 m<sup>2</sup>

Date: Fri Sep 19 2025 09:21:50 GMT+0100 (British Summer Time)



#### Ecology & Environment

##### Great Crested Newt Impact Risk Zones - Householder



**Great Crested Newt Impact  
Risk Zones - Minor**

White Green Amber

**Affordable Housing Thresholds | Total count: 3**

| # | NAME                               |
|---|------------------------------------|
| 1 | Within Major Development Locations |
| 2 | Within Major Development Locations |
| 3 | Within All Development Locations   |

**Scale and Location of Development Proposals | Total count: 1**

| # | FEATURE_TYPE                | NAME   |
|---|-----------------------------|--------|
| 1 | Major Development Locations | Earley |

**Mineral Safeguarding Areas | Total count: 1**

| # | Type                  | SubType                |
|---|-----------------------|------------------------|
| 1 | Sharp Sand and Gravel | River Terrace deposits |

**Major Nuclear Sites Consultation Zone | Total count: 1**

| # | FEATURE_TYPE                           | FEATURE_NAME   | PLANNING_NOTE                                                                                                                                                                                                |
|---|----------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Consultation Zone - Major Nuclear Site | AWE: 12km Zone | This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites. |

**Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1**

| # | Height Band                                 | Wind Turbine | Aviation |
|---|---------------------------------------------|--------------|----------|
| 1 | All works exceeding 150 metres (492.1 feet) | NO           | YES      |

**Great Crested Newt Impact Risk Zones | Total count: 1**

| # | FEATURE_TYPE                        | FEATURE_NAME | CONSULT                                         |
|---|-------------------------------------|--------------|-------------------------------------------------|
| 1 | Great Crested Newt Impact Risk Zone | Green        | Consult NatureSpace for Major developments only |

**SSSI Impact Risk Zones | Total count: 1**

| # | IRZURL                                                                                                                                                                                                                                                                |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=030000005300007-es=&amp;location=473915,172259%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=030000005300007-es=&amp;location=473915,172259%20(IRZ%20polygon%20centre)</a> |

**Landscape Character Assessment 2019 | Total count: 1**

| # | FEATURE_TYPE                        | Name                                   |
|---|-------------------------------------|----------------------------------------|
| 1 | Landscape Character Assessment 2019 | Woodley-Earley Settled and Farmed Clay |

**Wards | Total count: 1**

| # | NAME | Closest Approximate Distance |
|---|------|------------------------------|
|---|------|------------------------------|

|   |               |     |
|---|---------------|-----|
| 1 | Hawkedon Ward | 0 m |
|---|---------------|-----|

## Parishes | Total count: 1

| # | NAME      | Closest Approximate Distance |
|---|-----------|------------------------------|
| 1 | Earley CP | 0 m                          |