

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243247
Site Address:	259 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL
Expiry Date:	3 March 2025
Site Visit Date:	30 January 2025
Proposal: Householder application for the proposed part garage conversion to create habitable accommodation plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location - Woodley

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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
980403	Proposed Two Storey Side Extension To Dwelling	Approve 24 th February 1999

CONSULTATION RESPONSES

Internal

WBC Highways

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

The site is a semi-detached dwelling house in the residential area of Woodley. It benefits from a large front garden with a gravel driveway and grass.

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 part garage conversion to enlarge the kitchen/dining room, relocate the WC plus changes to fenestration. The garage depth will be reduced by 1.35m at the rear end to accommodate the WC. The door on the east facing elevation of the kitchen will be replaced by double doors to the rear garden. The proposed external dimensions of the dwelling will be the same as existing. The remaining garage space will be retained for storage and the existing garage door will remain in situ.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials, and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The site is in the defined settlement area of Woodley. The road layout is linear with a mixture of detached and semi-detached houses of similar age and design. Properties in the immediate street scene benefit from large front gardens and driveways. The proposal will not alter the appearance of the principal elevation of the dwelling and will not be visible from the public realm. Overall, the proposal complies with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

There are no concerns related to overlooking, loss of light or overbearing.

Highway Access and Parking Provision:

Highway Officer Comments: While the total numbers of habitable rooms cannot be identified from the plan, it is a part garage conversion, and the plan indicates no change in the numbers of habitable rooms on ground floor. As the existing garage of dimensions 4.3m x 3.4m does not fully meet the council's requirement for car parking, there will be no loss of parking space. The existing driveway parking spaces will be retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The proposed garage 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:	Yes
Recommendation:	Approve
Date:	26 February 2025
Earliest date for decision:	29 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27/02/25