

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241960
Site Address:	19 Bayliss Road, Wargrave, Wokingham, RG10 8DR
Expiry Date:	24 September 2024
Site Visit Date:	14 August 2024
Proposal: Householder application for proposed partial conversion of the existing attached garage into habitable accommodation plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Conservation Area
Contaminated Land Consultation Zone
Local Authorities
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
Archaeological Sites 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
241333	Application for a certificate of lawfulness for the proposed alterations to the existing single storey rear roof and canopy along with changes to fenestration.	Approved 19/07/24
130967	Application for submission of details to comply with condition 5 of planning consent F/2012/2067. 5. Details of earthworks.	Replied 19/02/13
120335	Proposed erection of an oak framed detached garage	Approved 03/12/12

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	18 Bayliss Road: Sewage & blockage concerns, adding an extra shower room/toilet. No front elevation plan submitted Officer response: The only change to the property is removal of the side window for a side door for a utility/boot room and external storage. As part of the proposal no additional shower room/toilet is being added when looking at the ground or first floor plans. There is no change to the front elevation.

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 partial conversion of the existing attached garage for external storage and utility/boot room will not have any harm on the character of the area. The garage door is remaining so no external no change to the front. The only alteration externally is the removal of the high-level windows for a side door. This alteration is minor and would harm the character of the area.

Neighbouring Amenity: The removal of the high-level window to the side door will not have any harmful impacts upon neighbouring amenities. The existing fence would screen the side door (see below).



Highway Access and Parking Provision: Highways understands that this is a partial conversion of the garage into habitable accommodation with the remainder being a store.

The proposed store can be used for the storage of cycles which is welcome.

A parking plan has been submitted showing parking for 4 vehicles which is welcome.

Highways have assessed the site and there is space on site to park at least 4 vehicles and have the ability to manoeuvre safely and access/egress the site in forward gear.

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:	20 September 2024
Earliest date for decision:	23 August 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.09.2024