

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242115
Site Address:	19 Wychwood Crescent, Earley, Wokingham, RG6 5RA
Expiry Date:	15 October 2024
Site Visit Date:	02/10/2024
Proposal: Householder application for the erection of an outbuilding and proposed change in use of the outbuilding into a habitable space (part-retrospective)	

PLANNING CONSTRAINTS/STATUS

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
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
214000	Householder application for the proposed development of a front porch extension and garage conversion, plus changes to fenestration (amended).	Approved 11/02/2022
130766	Proposed erection of part two storey/part single storey side and rear extensions to dwelling. Demolition of existing garage.	Approved 17/10/2013

CONSULTATION RESPONSES**Internal**

WBC CIL – not CIL liable

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objection but requests that a condition is imposed for the outbuilding to remain as ancillary accommodation to the main dwelling.
Ward Member(s)	No comments received
Neighbours	A letter from Mr William Luck querying the following: - How does the applicant propose to provide car parking for the separate use - How is access achieved without disturbing neighbouring amenity - What amenity space is reserved for the separate use <i>(Officer's note: the proposed use of the outbuilding as a "teens hang-out" and occasional overnight accommodation does not constitute a separate use and will remain as ancillary accommodation to the main dwelling on site. Further details are discussed below.)</i>

APPRAISAL**Site Description:**

The application site comprises a two storey semi-detached property, with attached side garage and gravelled front driveway, located within a residential street in Lower Earley. The subject outbuilding is located to the furthestmost back area of the rear garden.

Proposal:

It is proposed to convert the existing outbuilding into habitable accommodation. The structure is a single storey, flat roof outbuilding with a door and window on its front

elevation. It measures approximately 3.5m in width, 5.4m in length, and 2.5m in height. Further clarification has been sought from the applicant who has confirmed that the outbuilding will be used as a leisure space for “teen hang-out” and overnight accommodation.

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 single storey detached outbuilding is located at the end of the rear garden of the application property. Due to its rear location and single storey nature, the site visit confirmed that the structure is not visible from public vantage points with limited views of the roof being available from the rear amenity of adjoining properties to the side/rear of the site. Furthermore, when considering the site’s context, where single storey structures and domestic outbuildings are not uncommon, it is considered that the outbuilding does not appear out of character with the surrounding built environment. Its proposed use for teen leisure space and occasional overnight accommodation ancillary to the main dwellinghouse is considered an appropriate use of the outbuilding that will not detract from the character of the area.

Neighbouring Amenity:

The outbuilding is set in from the property’s sides and rear boundaries, and it is separated by approximately 29m from the rear wall of the adjoining dwelling no. 17 Wychwood Crescent, and by over 20m from the rear walls of properties to the back of the site facing Reeds Avenue. Moreover, the outbuilding is single storey and with a flat roof of maximum height 2.5m at its highest point (towards the front elevation), and there are no external changes proposed to the structure. As such, it is not considered to result in any harmful impact upon the living conditions of adjoining occupiers in terms of overbearing, overshadowing or overlooking impact. Its proposed use is commensurate with other rear outbuilding uses ancillary to the main dwellings, so it is not considered this will result in any unduly noise nuisance upon neighbouring amenities.

Landscape and Trees:

The site visit confirmed the presence of mature trees towards the back of the rear garden and in close proximity to the outbuilding. However, as there are no external changes to the structure, no adverse impact on the trees is anticipated.

Other:

Concerns have been raised during the consultation period with regard to the outbuilding being proposed as a separate use. In this respect, nothing contained within the application submission indicates that the outbuilding will be used as a separate use from the main dwellinghouse. The structure is of a very modest size in relation to the main property nor excessive for the proposed use as a leisure space with occasional overnight accommodation. Moreover, the site visit confirmed that the outbuilding has a close relationship with the main dwellinghouse with the entrance door and window on the elevation facing the dwellinghouse, and with mutually overlooked amenity space and no separate space proposed. As such, the outbuilding can be considered ancillary to the main dwellinghouse, and this will be secured via a planning condition.

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:	Approval
Date:	3 October 2024
Earliest date for decision:	11 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	3 October 2024