

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250094
Site Address:	20 Kerris Way, Earley, Wokingham, RG6 5UW
Expiry Date:	18 March 2025
Site Visit Date:	10/2/25
Proposal: Householder application for the proposed part conversion of garage to habitable accommodation, changes to fenestration and insertion of 1 no. rooflight.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Borough Parishes
Scale and Location of Development Proposals
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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
242982	Application for a certificate of lawfulness for the proposed part conversion of the garage to habitable accommodation and changes to fenestration.	Refused – 16 January 2025

CONSULTATION RESPONSES

Internal

WBC Highways – Requested additional space – to be addressed in officer report
WBC Landscape and Trees – No objection

External - None

REPRESENTATIONS

Parish/Town Council	Early TC – No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached properties that are similar in design and appearance.

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 proposed garage conversion, installation of rooflight and change to rear fenestration will have a minimal impact on the character of the area as any change is not visible from the public realm.

Neighbouring Amenity:

The garage door is to be retained, and the proposed changes from rear window to door and the addition of a rooflight on the side elevation has a negligible impact on neighbouring amenity.

Highway Access and Parking Provision:

The WBC highways officer has requested an additional space be provided, as the single garage does not meet the measurement requirements of WBC highways for a parking space. However, as there are no additional habitable rooms to be added, and the only solution to add an approved space would be to pave over the existing front garden, this request is considered disproportionate to the scale of development as it would have a negative affect on the street scene.

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:	No
Recommendation:	Approve
Date:	27/2/25
Earliest date for decision:	11 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27.02.2025