

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243252
Site Address:	560 Wokingham Road, Earley, Wokingham, RG6 7JB
Expiry Date:	6 March 2025
Site Visit Date:	20 February 2025
Proposal: Householder application for the proposed conversion of the existing outbuilding to an ancillary annexe with changes to fenestration. (Part retrospective)	

PLANNING CONSTRAINTS/STATUS

Green Routes and Riverside Paths
Scale and Location of Development Proposals – Major Dev. Location (Earley)
Landscape Character Assessment Area

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 CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
021104	Proposed two storey front and rear extensions to dwelling.	Refused 23/10/2002
022412	Proposed two storey front and rear extensions to dwelling.	Approved 23/01/2003
232507	Householder application for the proposed erection of single storey rear outbuilding, following demolition of existing outbuilding.	Approved 05/12/2023

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received
WBC Environmental Health – No comments received
WBC Highways – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	Earley Town Council object to this application as they consider that the proposal is not an annexe to the host dwelling by virtue of the proposed accommodation within and its remoteness from the host dwelling. They find that the outbuilding would be comparable to a self-contained dwelling, and they deem that a separate unit of accommodation would not be acceptable in this location. They recommend a condition requiring the outbuilding to remain ancillary to the main house if WBC are minded to approve the application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission to convert the existing outbuilding into an ancillary annexe. The annexe would provide a self-contained living space and would include a living area, a kitchenette, a bedroom and a bathroom. Minor changes to fenestration are also proposed.

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.

The submitted Design and Access statement clarifies that the proposal seeks to provide an ancillary annexe. The proposed annexe would not be used independently or severed from the principal house and would not be used as a separate and unconnected dwelling. The annexe will have a functional link to the main dwelling to host an elderly relative and to allow for the provision of care. The site would still operate as one household.

Character of the Area:

The only physical changes to the outbuilding from what was approved under application 232507 are some slight changes to the fenestration and the roof overhang and wooden pillars were not constructed. There are no changes to the size or footprint and therefore it is deemed that the conversion of the outbuilding to an ancillary annexe would not negatively impact the character of the area.

Neighbouring Amenity:

The conversion of the outbuilding has included some minor changes to fenestration compared to the approved plans from application 232507. The changes include the insertion of a new window to the side elevation, however, given the single storey nature of the outbuilding, this window does not introduce any overlooking concerns. The height and distance to the boundary has remained the same and therefore the conversion of the outbuilding poses no harm to neighbouring amenities.

Residential Amenity Space:

The conversion of the outbuilding would not impact upon the usability of the site's rear amenity space.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA5, CU3

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation:	Approve
Date:	6 March 2025

Earliest date for decision:	30 January 2025
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.03.2025