

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250546
Site Address:	10 Foxborough, Swallowfield, Wokingham, RG7 1RW
Expiry Date:	6 May 2025
Site Visit Date:	26 March 2025
Proposal: Householder application for the proposed part garage conversion and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP6 – Managing Travel Demand 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

PLANNING HISTORY

Application No.	Description	Decision & Date
222228	Householder application for the proposed part garage conversion and associated changes to fenestration.	Approved: August 2022

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No objection

External

None

REPRESENTATIONS

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

Neighbours	No comments received
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APPRAISAL

Context:

The application site is located within a residential area of Swallowfield. This application seeks permission to partially convert the existing attached garage located on the north side of the dwelling.

There is an extant permission for an identical development. The application form refers to this, stating that the current application has been submitted to extend the timeframe for implementation.

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 conversion of the garage would be facilitated by a new window, replacing the existing garage door. This relatively minor change would not detract from the character of the dwelling, nor have an unacceptable impact on the street scene.

Neighbouring Amenity:

Due to the nature of the proposed works, there are no concerns on neighbouring amenity grounds.

Highway Access and Parking Provision:

No objection has been raised by WBC Highways.

Conclusion:

For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	9 April 2025
Earliest date for decision:	1 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10/04/25