

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241827
Site Address:	2 Conygree Close, Earley, Wokingham, RG6 4XE
Expiry Date:	12 September 2024
Site Visit Date:	14 August 2024
Proposal: Householder application for proposed garage conversion to facilitate a gym with a WC/shower and utility room.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
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
Thames Basin Heaths SPA Mitigation 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 CP8 – Thames Basin Heaths Special Protection Area
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

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS	
Parish/Town Council	Earley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	3 Conygree Close: 1. The block plans are incorrect and do not accurately identify the boundaries between No2 and No 3. A marked up, plan is available but no apparent way to upload a corrected plan here. 2. For WBC to determine whether 3 parking spaces is in line with existing planning requirements. Currently 3 spaces are adequate but future owners may have multiple vehicles which could not be accommodated in this close with no available on street parking. 3. Noted that garage conversion at No1 was a retrospective on. Officer response: 1. The plans submitted shows the boundaries between neighbours are clearly defines and marked in red. 2. WBC Highways raised no objections and complies with the parking standards.

APPRAISAL
Site Description: Two storey detached dwelling located within a cul-da-sac of 6 dwellings. 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 proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new window would be similar to the existing in size and proportions of current ground floor window along Conygree Close, meaning that the proposal would not negatively harm the street

scene. The proposal meets the recommendations of the Borough Design Guide and is in line with policy CP1 and CP3 of the Core Strategy. Furthermore, within the cul-da-sac there is an example of a similar proposal at no.1 (ref:020998).

The new side window is a minor addition and will not harm the street scene.

The proposed brickwork and windows will match that of the existing dwelling, thus in keeping with the current characteristics of the dwelling.

In order to accommodate for an extra parking space, some of the green space to the front will be lost. However, given there are plenty of hardstanding to the front within the cul-da-sac and the loss is minimal with the majority of green space still retained, it would not have an adverse impact upon the street scene.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property due to the garage being converted to facilitate a gym with a WC/shower and utility room. The new window would look directly onto the garage of no.5 and given the orientation of the main dwelling of no.5, the new window would not result in harmful overlooking. Furthermore, the separation distance from the front of no.2 to no.5 is over 20m, which complies with minimum front to front separation distance of 10m set out in the Borough Design Guide.

The new window on the side elevation facing no.1 will be for a WC/shower room. This window will be conditioned obscured glazed.

Loss of Light/Overbearing: The proposal will not result in loss of light or considered to be overbearing given the significant separation distance to neighbouring dwellings.

Highway Access and Parking Provision: While the total numbers of habitable rooms cannot be identified from the submission, the proposal will increase the numbers of habitable rooms on the ground floor by 1 and remove the garage, resulting in a loss of 0.5 parking. Three driveway parking spaces are proposed within the red line.

According to the WBC Car Parking Standards, the development in Uran location will generally require two to three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The driveway will have sufficient spaces for three proposed driveway parking of appropriate dimensions within the red line by utilising the existing dropped crossing, which is acceptable.

Existing direct access to the rear garden will be retained, which will remain acceptable for cycle storage.

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:	Approved
Date:	9 September 2024
Earliest date for decision:	9 August 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.09.2024