

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250439
Site Address:	145 Victoria Road, Wargrave, Wokingham, RG10 8AG
Expiry Date:	24 April 2025
Site Visit Date:	26 March 2025
Proposal: Householder application for the proposed garage conversion into habitable accommodation. Plus, the erection of a pergola roof to the rear, the installation of roof lights and changes to fenestration. Following the demolition of the existing conservatory and existing outbuildings.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
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 CP7 – Biodiversity 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 CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Proposal	Decision & Date
242987	Application for a certificate of lawfulness for the proposed conversion of the existing attached garage into habitable accommodation along with changes to fenestration and additional roof lights plus erection of pergola roof to the rear following demolition of the existing conservatory and existing outbuildings.	Refused: 23/01/2025
000860	Proposed single storey rear extension to dwelling to form conservatory.	Approved: 09/06/2000
40921	First floor side extension	Approved:

		04/05/1993
22628	Single storey side extension and first floor rear extension	Approved: 19/12/1984
08661	Single storey rear extension	Approved: 03/08/1978

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to a condition
WBC Landscape and Trees – No objection
WBC Ecology – No comments

External

None

REPRESENTATIONS

Wargrave Parish Council	No objection but request a condition is imposed ensuring that three parking spaces be retained
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site is located within a residential area of Wargrave. This application seeks planning permission to make several alterations to the existing property.

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 changes to the rear of the property include the erection of a pergola, the removal of the existing conservatory, and the installation of new balustrades along the areas of existing raised patio. All these alterations are limited in their scale and would not have a significant impact on wider character, owing to their inconspicuous position to the rear of the property.

The proposed garage conversion would be facilitated through the removal of the existing door and the introduction of fenestration. This would not have a significant impact on the appearance of the property, thus no objection is raised.

Notwithstanding the above, the proposal seeks to introduce contemporary building materials such as areas of timber cladding and aluminium framed windows. This would be slightly at odds with the vernacular of the host property, however, not to the extent in which it would have a detrimental impact to its appearance.

Overall, the proposed scheme is considered to have an acceptable visual impact and is compliant with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Due to the nature and limited scale of the proposed alterations, there are no concerns on overbearing or loss of light grounds.

With regard to overlooking, it is clear from the existing and proposed plans that there would be no change to ground levels. The proposed development would therefore not give rise to a greater degree of overlooking of neighbouring sites than the existing situation.

Highway Access and Parking Provision: The proposal would result in an additional habitable room and conversion of the garage. The submitted drawing indicates that an additional driveway parking space is to be provided and this is welcome. The proposed level of parking meets WBC parking standards and is therefore considered acceptable.

Landscape and Trees: The yew hedge along the side boundary would be cut back in order to allow for the additional parking space as specified above. The Landscape & Trees Officer has raised no objection to this on the basis that Yew hedges are robust such that pruning would not unduly harm this important component of the street's green infrastructure.

Ecology: The preliminary bat roost assessment undertaken in accordance with this submission concluded that bats would not be affected by the proposed development, thus no further surveys are required. An informative has been included to advise the applicants of the necessary steps to be undertaken if bats are encountered during construction.

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:	1 April 2025
Earliest date for decision:	20 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	1 April 2025