

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250110
Site Address:	58 Copse Drive, Wokingham, Wokingham, RG41 1LX
Expiry Date:	17 March 2025
Site Visit Date:	21 January 2025
Proposal: Householder application for the proposed conversion of existing detached garage into habitable accommodation along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Borough Parishes
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
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 – Nonapplicable

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditions, addressed in officer report
WBC Highways – No objection subject to conditions, addressed in officer report

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One objection received regarding drainage and run off of the garage

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached house located in an established residential area that is characterised by detached and semi-detached properties that vary in style and architecture.

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 applicant has confirmed that the bedroom would be used by a family member occupying the house. There are no kitchen or utility facilities and therefore it would not result in the creation of new separate unit of accommodation: it would be ancillary to the main dwellinghouse.

Character of the Area:

As the existing garage door will remain on the front of the structure, to retain the storage area, there will be no change on the front elevation and therefore no impact on the character of the area.

Neighbouring Amenity:

There will be the addition of glass doors on the rear of the garage, however these do not impact any neighbouring dwellings. Therefore, the proposals would not result in any harm to adjacent neighbouring residential amenities in terms of loss of light, overbearing or overlooking.

Highway Access and Parking Provision:

The WBC highways officer has reviewed this application and determined that there is already enough existing parking space to cater for the extra bedroom in the garage.

Drainage:

The WBC drainage strategy has requested a drainage strategy provided prior to the

commencement of works. However, as this dwelling is in flood zone 1 and at a low risk of surface flooding, this condition is deemed disproportionate to the scale of the development.

A neighbour objection has been received regarding the drainage strategy of the garage. This objection has been considered but further to the above regarding drainage, the proposal is for a conversion of existing space, and the dwelling lies in flood zone one, hence the potential impact is considered to be low. Furthermore, existing issues with the building are not a material consideration for this change of use, any issues regarding run-off water onto a neighbouring site created by the existing structure is a civil matter. Finally, the objection raises concerns about structural integrity, these are controlled under building regulations, and also not a planning matter for this change of use application.

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:	19 February 2025
Earliest date for decision:	11 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	21.02.2025

