

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                               |                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <b>Application Number:</b>                                                                                                                    | 250190                                         |
| <b>Site Address:</b>                                                                                                                          | 52 Dukes Wood, Crowthorne, Wokingham, RG45 6NF |
| <b>Expiry Date:</b>                                                                                                                           | 9 April 2025                                   |
| <b>Site Visit Date:</b>                                                                                                                       | 17 February 2025                               |
| <b>Proposal:</b> Householder application for the proposed part garage conversion, installation of one roof light and changes to fenestration. |                                                |

### **PLANNING CONSTRAINTS/STATUS**

Local Authorities  
Borough Parishes  
Scale and Location of Development Proposals  
Borough Wards  
Landscape Character Assessment Area  
SSSI Impact Risk Zones

### **PLANNING POLICY**

|                             |                                                                                                                                |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                          |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP9 – Scale and Location of Development Proposals |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC07 – Parking                         |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance                                                           |

### **PLANNING HISTORY – N/A**

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Highways – No Objection

#### **External**

None

### **REPRESENTATIONS**

|                     |                                                 |
|---------------------|-------------------------------------------------|
| Parish/Town Council | Wokingham Without Parish Council – No objection |
|---------------------|-------------------------------------------------|

|                |                      |
|----------------|----------------------|
| Ward Member(s) | No comments received |
| Neighbours     | No comments received |

## 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 properties that vary in style and architecture. A number of properties have benefited from extensions to the front, side and rear of the 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 applicant proposes the part conversion of the existing garage to create new living space. As the existing garage door would be retained alongside some garage space, the scheme would not significantly alter the character of the existing dwelling. The main change visible from the public realm would be the installation of a small dummy pitched roof, this matches the character of the existing dwelling and will have an acceptable impact on the character of the area.

### Neighbouring Amenity:

There is one minor change to the side elevation adjacent to number 50 – the addition of a door, however this is screened by boundary treatment and therefore has a negligible impact on neighbouring amenity. The addition of the dummy pitched roof does not raise the eaves of the dwelling and therefore there are minimal concerns around loss of light or overbearing on the neighbouring property.

### Highway Access and Parking Provision:

The WBC highways officer has reviewed this application and has no objection. The existing and proposed garage of 2.6m wide does not fully meet the council's requirement for car parking, hence there will be no loss or gain of parking space. As the proposals do not create any additional habitable rooms, it is expected that there will be no additional demand for car parking and no reduction in parking provisions.

Additionally, the proposed garage will remain suitable for cycle storage, which is acceptable.

**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.

| <b>RECOMMENDATION</b>              |              |
|------------------------------------|--------------|
| <b>Conditions agreed:</b>          | No           |
| <b>Recommendation:</b>             | Approve      |
| <b>Date:</b>                       | 6 March 2025 |
| <b>Earliest date for decision:</b> | 5 March 2025 |

|                                                           |                   |
|-----------------------------------------------------------|-------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>MC</i>         |
| <b>Date:</b>                                              | <b>06.03.2025</b> |