

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251166
Site Address:	7 Hitch Hill Close, Earley, Wokingham, RG6 1FT
Expiry Date:	11 July 2025
Site Visit Date:	29 May 2025
Proposal: Householder application for the conversion of the existing garage to facilitate habitable space with fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Sites of Urban Landscape Value
Landscape Character Assessment Area
SSSI Impact Risk Zones
Ancient Woodland Consultation Zone
JCEB Mineral Safeguarding Areas

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
102155 APP/X0360/A/1 1/2148730	Demolition of no 34 Pitts lane and erection of 10 dwellings with vehicular access, parking and garaging, landscaping and landscape enhancement.	Refused 15th February 2011 Allowed on Appeal 15th

		September 2011
250904	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00m, for which the maximum height would be 3.57m and the height of the eaves 2.55m.	Prior Approval Not Required 9 th May 2025

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection

WBC Ecology: No comment

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: A semi-detached dwelling in the residential area of Earley. The site benefits from a driveway for off street parking, an open front garden, garage and enclosed garden to the rear.

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 garage conversion to facilitate habitable space would be linked by an internal door to the single storey rear extension (prior approval

application: 250904). The garage would be used as a utility and shower room. The proposal would not harm the street scene.

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 Hitch Hill Close, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

An external side access door is included on the side elevation, such addition is minor and would not harm the street scene

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: The window to the front would not result in harmful overlooking as the outlook would be onto the front drive and vegetation area.

The shower window to the rear will have the same outlook as the current rear openings as well as the side boundary fence acting as screening, therefore no overlooking concerns.

Loss of Light/Overbearing: Given the nature of the application and the proposal would not result in harmful loss of light or considered to be overbearing.

Highway Access and Parking Provision: The proposal will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards. The remaining level of parking is considered acceptable in this instance.

Landscape and Trees: The site is mostly within the Bulmershe, Earley Site of Urban Landscape Value (SULV). It is a semi-detached house with a set-back garage, on a modern development of similarly styled houses, with character features such as muntin windows and stone effect sills and heads.

There are no trees of note which will be impacted by the development as they are not proximate.

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:	10 July 2025
Earliest date for decision:	11 June 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	10 July 2025