

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242672
Site Address:	142 Hilmanton, Earley, Wokingham, RG6 4HJ
Expiry Date:	31 January 2024
Site Visit Date:	10 January 2025
Proposal: Householder application for the proposed garage conversion to a habitable 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
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

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 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 subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council: No objection subject to following conditions: As the alterations result in accommodation with a separate entrance, the conversion as hereby approved shall only be used as ancillary accommodation to the main dwelling house and shall not used, sold or sub-let as a separate dwelling. Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08. The submission to and approval by WBC of a parking plan to provide for the three parking spaces shown on the drawings and its implementation, prior to first occupation of the garage conversion, as supported by Policy CC07, to ensure adequate parking and Policy CP3, to protect the amenity of neighbouring properties. ETC would also wish to raise their concerns about this property potentially becoming an unauthorised business use with the resultant impact on parking and amenity of neighbouring properties. Officer response: It would appear ancillary to main dwelling and such restrictive condition are not necessary. The submitted drawing indicates driveway parking for up to three vehicles and the level of parking meets WBC parking standards. A parking to be provided condition has been included as part of the decision notice.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey detached dwelling.

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 Hilmanton, 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. Furthermore, there are examples of garage conversions into habitable accommodation within the street scene including no.136, thus not looking out of place.

Neighbouring Amenity:

Overlooking: The scheme would add additional window at the front of the property due to the garage being converted into habitable accommodation. However, the proposed window would overlook onto the road and face the blank side wall of no.115, thus no harmful overlooking.

Loss of Light/Overbearing: No concerns with regards to loss of light or overbearing.

Highway Access and Parking Provision: The proposal will result in an additional habitable room and conversion of the garage. The submitted drawing indicates driveway parking for up to three vehicles and the level of parking meets WBC parking standards.

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:	30 January 2025
Earliest date for decision:	13 November 2024

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	30 January 2025