

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                           |                                                   |
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| <b>Application Number:</b>                                                                                                                                | 250520                                            |
| <b>Site Address:</b>                                                                                                                                      | 35 Crockhamwell Road, Woodley, Wokingham, RG5 3LE |
| <b>Expiry Date:</b>                                                                                                                                       | 13 May 2025                                       |
| <b>Site Visit Date:</b>                                                                                                                                   | 2 May 2025                                        |
| <b>Proposal:</b> Householder application for proposed alterations to the existing detached garage to create habitable accommodation (part retrospective). |                                                   |

### **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  
JCEB Mineral Safeguarding Areas

### **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>CC04 – Sustainable Design and Construction<br>CC06 – Noise<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB23 – Biodiversity and Development |
| <b>Joint Minerals and Waste Plan (JMWP)</b> | DM1 - Sustainable Development<br>DM11 - Water Resources<br>DM14 - Ancillary development<br>DM15 - Site History                                                                                                                                                                  |
| <b>Other</b>                                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Sustainable Design and Construction Supplementary Planning Document                                                                                                                          |

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|  | Woodley Design Statement |
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## PLANNING HISTORY

| Application No. | Description                                                                                                                                                                                                                                                                                                                                                 | Decision & Date        |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 250193          | Application for non-material amendment to planning consent 241456 to add 2 no. lantern rooflights to the rear extension, plus changes to fenestration.                                                                                                                                                                                                      | Approved<br>27/02/2025 |
| 241456          | Householder application for proposed single storey rear extension, single storey front porch infill. Followed by rendering all walls of existing property and changes to fenestration.                                                                                                                                                                      | Approved<br>23/07/2024 |
| 222726          | Householder application for the proposed single storey front extension to create porch, two storey rear extension to include 1no. Juliet balcony, 1no. dormer to the side & 3no. rooflights, conversion of existing loft to create habitable accommodation. Plus changes to fenestration following demolition of conservatory, external stairs and chimney. | Application withdrawn  |
| 231608          | Application for a certificate of lawfulness for the proposed installation of 2 no. side dormers and the erection of a single storey rear extension, plus changes to fenestration including creation of 1 no. Juliet balcony and removal of chimneys and external staircase.                                                                                 | Approved<br>10/08/2023 |
| 061302          | Proposed side and rear dormer windows to form rooms in loft space, erection of a chimney and single storey rear extension to form conservatory.                                                                                                                                                                                                             | Refused<br>27/03/2006  |

## CONSULTATION RESPONSES

### Internal

WBC Highways – No objection.  
WBC CIL – No comments received.

### External

None consulted.

## REPRESENTATIONS

|                     |                                                                                                                                                                                     |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council | No objection.                                                                                                                                                                       |
| Ward Member(s)      | No comments received.                                                                                                                                                               |
| Neighbours          | One objection letter. Concerns include: <ul style="list-style-type: none"> <li>- Proposed use of the converted garage.</li> <li>- Concerns regarding shared waste pipes.</li> </ul> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"> <li>- Noise levels.</li> <li>- Overlooking.</li> </ul> <p><b>Officer comments:</b></p> <ul style="list-style-type: none"> <li>- The application is assessed on the submitted plans and documents. Inferred future uses do not form part of the assessment.</li> <li>- Waste pipes are not a material planning consideration and will not form part of the assessment. However, the applicant will be reminded that Building Regulation approval may be required for the works.</li> <li>- Overlooking – see “Neighbouring Amenity” section of the report.</li> </ul> |
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## APPRAISAL

### Site Description:

The application site comprises a detached, one and a half storey property currently undergoing works under permission 241456.

The property is set back from the road behind a front garden and driveway providing off-street parking. The existing detached garage is located to the rear of the property along the southern site boundary.

Crockhamwell Road boasts a variety of property types including detached two-storey properties, bungalows, chalet-style bungalows and semi-detached properties. There is no prevailing character to the dwellings along the road. Properties vary in age, style and form, with many having undergone renovations and extensions.

### Proposal:

This application seeks part-retrospective approval for alterations to the existing detached garage. This includes the removal of a small front section of the garage (approximately 1m in length), and a 1m single storey extension to the rear of the garage. Also proposed are alterations to the garage roof and the insertion of one window in the rear elevation to serve a shower room.

### 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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

### Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

**Character of the Area:**

The proposal includes a small single-storey extension to the rear of the existing garage to serve a home office/gym. The extension would measure approximately 1m in depth and would retain the width of the existing garage. Also proposed is the removal of a small section from the front of the garage, approximately 1m in length.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The changes to the existing garage would be relatively minor and would include alterations to the garage roof. The roof would retain the existing height and flat roof form. Due to the position of the garage to the rear of the property, and the garage being set back more than 33m from the road, there would be limited views of the garage from the public realm. Therefore, it is considered that the proposed changes would have no discernible impact to the character of the host dwelling or local area.

**Neighbouring Amenity:**

*Overlooking:*

There is one additional window proposed at ground floor level in the rear elevation to serve a shower room. The window would face directly into the host garden and would be more than 36m from the rear fenestration of no 4 Martin Close. The BDG recommends a minimum 22m separation distance to be retained between back-to-back elevations in order to maintain privacy and limit any sense of enclosure.

One letter of objection was received from a side neighbour relating to overlooking concerns. However, the proposed window would face away from both side neighbours towards the rear. In addition, the window would serve a shower room and would not be a habitable room. Therefore, the addition of the window would not cause any detrimental loss of privacy impact to neighbouring amenity.

*Loss of Light & Overbearing:*

The changes to the garage include the removal of a small section from the front of the garage and a 1m extension to the rear. The height of the garage would maintain the existing maximum height. The removal of the front section of the garage and effectively replacing it on to the rear would move the existing built form further away from no.33 Crockhamwell Road. Therefore, it is considered that due to the single-storey nature of the works and the garage already existing, the proposed changes would not generate any overshadowing or overbearing impacts over and beyond the existing degree shared within the setting and is acceptable.

The garage is located close to the common boundary. The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

**Noise:**

A third party raised concern about noise generated through the use of the converted garage. However, the use of the converted garage as a gym/home office would not likely increase general household noise beyond what is considered reasonable within a typical household setting.

**Highway Access and Parking Provision:**

The proposal includes alterations to the existing garage. The council's Highways officer was consulted and raised no objection to the proposal. They commented:

*"The proposal has no impact on the vehicular access or level of parking.*

*The amendment to the building will improve pedestrian access to the rear garden, once the rear extension is built.*

*Highways has no objection on the basis that the outbuilding remains ancillary to the main dwelling".*

They recommend a condition to ensure the converted garage remains ancillary to the host dwelling.

**Conclusion:**

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

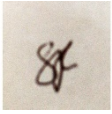
**Community Infrastructure Levy (CIL):** When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is 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**

|                           |              |
|---------------------------|--------------|
| <b>Conditions agreed:</b> | Not required |
| <b>Recommendation:</b>    | Approve      |
| <b>Date:</b>              | 9 May 2025   |

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|------------------------------------|--------------|
| <b>Earliest date for decision:</b> | 8 April 2025 |
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|-----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>12.5.25</b>                                                                    |