

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250796
Site Address:	1 Kingfisher Drive, Woodley, Wokingham, RG5 3LG
Expiry Date:	28 May 2025
Site Visit Date:	8 April 2025
Proposal: Householder application for the proposed garage conversion into habitable accommodation to form an annexe. Plus, a front canopy over the porch and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Overhead cables 15m buffer
Scale and Location of Development Proposals – Woodley (Major Development Location)
Great Crested Newt Consultation Zone – Amber Risk Zone

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
No relevant planning history for the site.		

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received
WBC Highways – No objections subject to condition(s)
WBC CIL – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objections
Ward Member(s)	No comments received
Neighbours	One representation received from the National Annexe Planning Consultancy expressing support for the scheme and lists several benefits of annexes.

APPRAISAL

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 proposed front canopy extension would extend the existing porch's flat roof form approximately 2.6 metres westwards. The visual impact of the extension would be negligible and would have an acceptable impact on the character of the area.

The proposed garage conversion would replace the existing garage door with a large window at ground floor level. The existing side entrance door would be retained and internally, the ground and first floor space would be converted to a 1-bedroom annexe with a kitchen and living area, plus a bedroom and bathroom. The visual impact of these alterations would be negligible on the character of the area, but it is acknowledged that the annexe could reasonably be operated as a separate unit of accommodation, particularly due to the existing side door.

The applicant has clarified that the annexe is to be used for additional family

members of the existing dwellinghouse. A condition will be imposed to ensure the annexe remains ancillary to the host dwelling and is not sold/sub-let as a separate dwelling.

The changes to fenestration to the rear of the property would have no notable visual impacts and are acceptable.

Neighbouring Amenity:

The nature of the proposals raises no concerns on neighbouring amenity.

Highway Access and Parking Provision:

The proposal will result in the conversion of the garage and creation of annexe accommodation. WBC Highways have no objection on the basis that the annexe will remain ancillary to the main dwelling. The proposed level of parking, which provides 3 no. 5.0m x 2.5m spaces, meets WBC parking standards and is therefore considered acceptable in this instance.

Amenity Space:

The proposals would not harm the usability of the dwelling's private amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and is at low risk of surface water flooding. The negligible increase in footprint proposed poses no additional flooding or surface water risks.

Landscape and Trees:

No vegetation would be impacted by the development.

Ecology:

The proposals would have no notable ecological impacts due to its minimal footprint.

Infrastructure:

The Council acknowledge that a large electricity pylon located to the immediate west of the dwelling's garden. The proposed development would not notably encroach towards the pylon and therefore there is no objection in this regard but building works in and around the pylon will need to be carried out carefully. It is advised the applicant contacts the relevant utility provider to ensure this can be safely achieved.

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

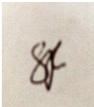
a statutory requirement to be completed for all CIL liable applications.

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:	Approval
Date:	30 April 2025
Earliest date for decision:	25 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30.4.25