

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241931
Site Address:	16 Crutchley Road, Wokingham, RG40 1XA
Expiry Date:	20 September 2024
Site Visit Date:	Recent visit on 14.03.24
Proposal: Householder application for proposed erection of a single storey front extension along with conversion of the existing attached garage into habitable accommodation plus new pitched roof over entrance and additional roof light.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Heathrow Aerodrome Consultation Zone
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
Historic Flooding Points Consultation Zone

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
Joint Minerals and	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

Waste Plan (JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
130388	Proposed erection of single storey side/rear extension to dwelling.	Approved 22/05/2013

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No objection subject to condition

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The site consists of a link-detached, two-storey dwelling located on Crutchley Road, Wokingham. The dwelling is part of a 1960s housing development, and properties are positioned in a conventional side-to-side arrangement. The site is set back from the road behind a small lawned area and off-street parking. The site has two adjoining neighbours (nos. 14 and 18) and one adjoining neighbour 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 proposed garage conversion would largely retain the footprint of the existing garage but would extend further towards the front to align with the existing porch. The BDG recommends that extensions should not generally project forward of the building line on the street frontage. However, the proposal would not extend beyond the building line of the existing porch and there are numerous examples along the road of already constructed ground-floor extensions to the front. Examples include nos.7, 8, 9, 11, 19, 21, 23 and 23, all within close proximity.

The proposal would include replacing the existing garage door in the front elevation with a window, which is considered acceptable as the frontages of properties along the road are not uniform in style and appearance.

The proposal includes increasing the height of the existing garage roof to align with the height of the rear utility roof. The majority of the new roof would have a flat roof form with a mock hipped roof to the front elevation. The mock hipped roof would extend above the existing porch. These proposed roof changes would be a relatively minor and subservient addition to the host dwelling and would be sufficiently in-keeping with surrounding properties which include a range of porch roof forms, including pitched, mono-pitched and flat roofs.

Neighbouring Amenity:

The proposed extension would not meet the BDG guidance as it would not be set in from the boundary by 1m; however, it is noted, that the front extension would be single storey and would maintain the building line of the existing flank wall. This maintains the existing arrangement and form of properties along the road, including the building line and gaps between buildings, so that there would be no negative loss of light or overbearing impacts upon the adjoining neighbour. Likewise, the front window to replace the garage door will be to the front overlooking the public street, so no loss of privacy upon neighbouring properties is anticipated.

Highway Access and Parking Provision:

The existing garage of 5.2m x 2.5m does not fully meet the council's requirements for car parking, resulting in no loss of garage parking space. Three driveway parking spaces of dimensions 5m x 2.5m are proposed within the red line, which will be sufficient to meet the council's parking standard requirements by utilising the existing dropped crossing, which is acceptable. There is no direct access to the rear garden and the garage has been removed from the proposal. The WBC Highways Officer has indicated that alternative cycle storage provision shall be identified and has requested a condition be imposed to this end. However, the proposed Site/Block Plan identifies a bicycle store to be located in the rear garden of the property, which responds to the officer's request and is considered 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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approval
Date:	30 August 2024
Earliest date for decision:	21 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	30.8.2024