

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242084
Site Address:	9 Hayward Crescent, Wokingham, RG40 1LS
Expiry Date:	9 October 2024
Site Visit Date:	01/08/2024
Proposal: Householder application for the proposed single storey rear extension, garage conversion to create habitable accommodation and changes to fenestration.	

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
Strategic Development Location
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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 CP4 – Infrastructure Requirements 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

(JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List North Wokingham SDL SPD

PLANNING HISTORY		
Application No.	Description	Decision & Date
140863	HYBRID APPLICATION FOR OUTLINE AND FULLPERMISSION / OUTLINE APPLICATION (All Matters Reserved) for a development comprising of up to 300 residential dwellings, up to 800 square metres of restaurant/public house (use class A3 and A4), public open space and landscaping, allotments, acoustic mitigation comprising an earth bund and acoustic fence, sur face water drainage, foul water pumping stations, land reserved for park and ride and a Suitable Alternative Natural Greenspaces (SANGs) at Stokes Farm (7.91 ha). FULL PERMISSION For the Eastern section of the full Northern Distributor Road including proposed junctions with London Road and Binfield Road.	Approved 27/03/2015
153247	Reserved Matters application pursuant to Outline Planning Permission O/2014/2435 (Development comprising 300 residential dwellings, up to 800 square metres of restaurant / public house (use class A3 and A4), public open space and landscaping, allotments, acoustic mitigation, surface water drainage, foul water pumping stations, land reserved for park and ride and a Suitable Alternative Natural Greenspaces (SANGs) at Stokes Farm) granted on 27/03/2015. Detailed matters of access, layout, landscaping, scale and appearance to be considered. Permission is also sought to discharge conditions of planning permission O/2014/2435, as follows: 3 (phasing strategy), 5 (materials), 6 (levels), 15 (tree protection), 17 (earth mounding), 18 (bats), 19 (ancient woodland), 20 (hedgerows), 21 (veteran trees), 22 (Landscape and Ecological Management Plan), 25 (air quality), 31 (cycle parking), 32 (vehicle tracking), 43 (Code for Sustainable Homes), 44 (energy strategy), 45 (water consumption), 46 (water butts/composting), 47 (refuse storage), 51 (noise bund), 57 (affordable housing), 58 (open spaces and SANG), 59	Approved 25/07/2016

	(SANG access) and 62 (allotments).	
--	------------------------------------	--

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

WBC CIL – Not CIL liable

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

Two storey detached dwelling with attached side garage, located within the North Wokingham Strategic Development Location.

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 rear extension would have very limited views if any from the public realm, and the proposed garage conversion would replace the existing garage door with brickwork and a window of similar style to those existing on the house. As such, overall the proposal would not result in any detriment to visual amenity and local character.

Neighbouring Amenity:

The proposed rear extension would be single storey and adequately set in from both side boundaries, and the proposed garage conversion would not result in any increase in the scale or footprint, so that overall there would be no loss of light or overbearing impacts upon adjoining neighbouring amenities. Likewise, the new

windows proposed would be all at ground level so that they would not result in any overlooking impact upon neighbouring residential properties.

Highway Access and Parking Provision:

The proposal includes converting the existing garage (dimensions 7.1m x 3m) into a habitable room, resulting in an increase in the total numbers of habitable rooms from 5 to 6 and a loss of 0.5 parking space. One existing driveway parking of dimensions 5m x 2.5m will be retained within the red line application site.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The existing driveway of 7m will not have sufficient spaces for two parking spaces.

To review the feasibility of on-street parking, the approved site layout for parking distribution of Planning Application 181641 has thus been considered. There are three unallocated parking spaces adjacent to the site (Plot 285), which can be utilised to substitute the shortage of one parking space for this instance. A revised plan has been submitted to identify the unallocated parking space, as well as the new position of the EVCP outside the garage. The WBC Highways Officer has raised no further objections to the proposal

Amenity Space:

The remaining rear garden will remain of an adequate size and capable of accommodating typical garden activities.

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:	9 September 2024
Earliest date for	5 September 2024

decision:	
------------------	--

Recommendation agreed by: (Authorised Officer)	
Date:	10.9.2024