

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242121
Site Address:	4 Meadow Road, Wokingham, RG41 2TD
Expiry Date:	15 October 2024
Site Visit Date:	5 September 2024
Proposal: Householder application for the proposed garage conversion with raising of the roof along with changes to fenestrations.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Major Development Location (Wokingham)

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 CP9 – Scale and location of development proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There are no relevant previous planning applications at this address.

CONSULTATION RESPONSES

Internal

WBC Highways – No objections

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site relates to a 1960s detached two-storey dwelling in Wokingham. Within the immediate surrounding area there are a variety of style of houses and bungalows from this era which contributing to a diverse street scene. The majority are made primarily of brick with hung tiles for aesthetic, all dwellings have similar roof tiles on gable roof formations. All surrounding properties have spacious driveways to accommodate multiple cars along with front lawns which adds an attractive street appearance.

The site has a block-paved front driveway with a large lawn. The site also benefits from a spacious rear garden along with an attached garage. The main dwelling is made of brick with hung tiles to add character to the property and a large fenestration with a simple gable roof made of plain tiles.

Proposal:

This application proposes the conversion of the existing garage into habitable space and replacement of the garage door with a window along with the raising of the roof by 0.25 meters.

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 will create a playroom and utility room. The proposed works will include a marginal increase in roof height by approximately 0.25 meters to match the existing house ceiling height. This change in height will not be a notable visible change from the street scene. Materials used will be face brickwork to match the main dwelling and the roof will remain flat with added insulation. The garage door will be replaced with face brickwork and a large window, the side and rear fenestrations are to stay as existing.

Garage conversions are a common development in the wider estate; therefore the proposal would not be out of character within the surrounding area.

As from the street scene, the proposal will not impact the character of the area in accordance with CP3.

Neighbouring Amenity:

Overlooking:

Due to the nature of the development with no additional windows being proposed to the sides or rear, there are no concerns of overlooking.

Loss of Light:

Due to the nature of the development with only a marginal increase in the existing garage being proposed, there are no concerns of loss of light to either neighbour.

Overbearing:

Due to the nature of the development with only a marginal increase in the existing garage being proposed, there are no concerns of overbearing on either neighbour.

Highway Access and Parking Provision: The total number of habitable rooms on the ground floor will increase by 2. To adhere to the WBC Car Parking Standards, the development will require two to three 5m x 2m parking spaces.

A parking plan was provided showing the existing driveway will be slightly enlarged to accommodate 4 vehicles which exceeds the WBC parking Standards and is therefore acceptable.

The direct access to the rear garden will not be impacted and will remain suitable for parking storage.

The Councils Highway Officer has reviewed the proposal and has raised no objections on this basis.

Ecology: The site is located within an identified Bat Roost Suitability Habitat, however due to no work being done to the main roof there are no concerns related to potential impact on Bats.

Conclusion:

Subject to conditions, the application is acceptable and is therefore recommended for approval.

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:	12 September 2024
Earliest date for decision:	11 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	13/09/24