

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242031
Site Address:	144 Westall Street, Shinfield, Wokingham, RG2 9RL
Expiry Date:	1 November 2024
Site Visit Date:	25 October 2024
Proposal: Householder application for the proposed loft conversion to create habitable accommodation and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Dev. Location (Shinfield)
Strategic Development Location – South of M4
Landscape Character Assessment Area

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 CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document South of M4 SDL SPD Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
None
External
None

REPRESENTATIONS

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

APPRAISAL

Description of Proposed Works:

This application seeks permission for the proposed conversion of the loft space to create a new bedroom and an en-suite bathroom. The conversion of the loft space will be facilitated by the insertion of 3 no. rooflights to the front elevation and 2 no. rooflights to the rear elevation.

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 loft conversion is facilitated by the insertion of 5 no. rooflights, 3 to the front and 2 to the rear. It is not deemed that these changes would negatively impact the character of the area.

Neighbouring Amenity:

The proposal to convert the loft space would not introduce any overbearing or loss of light concerns.

The rooflights (with 1.4m high sills) to the rear of the property could potentially overlook properties to the rear of the application site. However, given the location of the garages serving no. 140 Westall Street and no. 8 Lawrence Place, the views from the rear rooflights into neighbouring gardens would likely be largely obscured by these existing structures. Moreover, the proposed rooflights would exceed the 15m back-to-flank separation distance for development over 2-storeys, as advocated within the Borough Design Guide, in respect of the closest existing properties to the rear (west). Similarly, the rooflights proposed in the front elevation would retain the recommended front-to-front separation distance, also 15m. It is therefore not considered that there would be any overlooking concerns relating to the proposed loft conversion.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons above the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB9

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation:	Approve
Date:	30 October 2024
Earliest date for decision:	17 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	30/10/24