



DELEGATED OFFICER REPORT

Application Number:	251099
Site Address:	1 Miller Drive, Winnersh, Wokingham, RG41 5RP
Expiry Date:	8 July 2025
Site Visit Date:	22 May 2025
Proposal: Householder application for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration, installation of one roof light and the erection of a single storey side/rear extension to the existing garage.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location (Winnersh).
Landscape Character Assessment Area
PRoW Within WB Consultation 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC02 – Development Limits CC03 – Green Infrastructure, Trees, and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
970388	Proposed erection of 36 houses with roads and sewers.	Approved 22 October 1997
980293	Proposed erection of 2 non-illuminated sign boards.	Refused – 01 December 1998

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC Landscape and Trees – No objection.

WBC CIL – No comments received.

External

None Consulted.

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council's Planning and Transport Committee had no observations to make on the application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a two-storey semi-detached dwelling in the village of Winnersh a major development location within Wokingham Borough. Miller Drive is varied in terms of its housing types from semi-detached to detached houses. The housing estate is of mixed age and styled houses which sit back from the road. The surrounding area is verdant and the properties along Miller Drive have access to driveways and some houses have garages.

The host dwelling is made out of brick which is rendered white. The property has a tiled roof and has a brick banding above and below the ground floor window and below the first-floor window. The existing house also has a porch, garage, and a fair-sized rear garden. The house also has a driveway which can accommodate the parking of two cars.

Proposal:

The application is for the proposed conversion of the garage into habitable accommodation with associated changes to fenestration, the installation of one roof light and the erection of a single storey side/rear extension to the existing garage. The garage extension will consist of a utility room and bathroom whereas the garage conversion will include a lounge space.

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.

Design and Character of the Area:

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.

As the extension is both to the side of the main dwelling and to the rear of the garage, both the side and rear extension criteria from the Borough Design Guide is considered to be applicable.

Side extension:

The Borough Design Guide (BDG) states for side extensions that a gap should be retained between the building and the site boundary and this should be a minimum of one metre in width. The proposed single storey side extension is set 1.21 metres in width from the boundary of the neighbouring property and therefore does comply with this aspect of the BDG.

The BDG also states that side extensions should project one metre back of the building line on the street frontage. The proposed single storey side extension is set back 7 metres from the front of the dwelling and therefore does comply with this aspect of the BDG.

For side extensions the BDG states that it should not preferably have a lower roof line than the existing property. The proposed single storey side extension ridge height is 4.46 metres where the existing property ridge height is 8 metres and is therefore less than the existing property and meets this aspect of the BDG.

Rear extension:

The BDG states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. In this case the rear extension measures 3.11 metres in length and is less than four metres from the main rear wall. Therefore, the proposal meets this aspect of the BDG.

The BDG also states that maximum eaves and ridge height should be no more than those of the existing property. The proposed single storey rear extensions maximum eaves height measures 2.61 metres whilst the existing house maximum eaves height measures 5.13 metres and is less than those of the existing property. The proposed single storey rear extension's ridge height measures 4.46 metres and the ridge height of the existing property measures 8 metres. Therefore, the proposed extensions maximum eaves height and ridge height meets this aspect of the BDG.

For single storey rear extensions, the eaves height should not exceed three metres within two metres of a side boundary. The eaves height of the proposed rear extension measures 2.61 metres which is less than three metres within two metres of a side boundary. Therefore, it does comply with this aspect of the BDG.

As such, in terms of measurements, the proposal complies with both side and rear extension Borough Design Guide criteria.

In terms of materials the existing house is rendered, and the proposed extension will also be rendered which will be keeping with the existing main part of the house. The existing windows are made out of UPVC, and the proposed windows will also be made out of UPVC. The roof of the existing house is made out of clay tiles and the proposed roof of the side/rear extension will be made out of clay tiles too. The doors of the existing house are also made out of UPVC and the doors for the proposed extension will be made out of UPVC as well. The materials used for the extension should match the existing and this will be secured via a condition.

There are similar applications for single storey side/rear extension. No. 3 and no. 7 Miller Drive have had applications for a single storey side and rear extension approved and implemented (WBC Refs. 162839 and 160438). This shows other houses in the area have had applications for single storey side and rear extensions approved and as such would not be out of keeping with the character of the area.

Garage conversion:

The BDG guide does not specifically refer to garage conversions. However, it does not talk about garages and parking in a general aspect and how they should be positioned. It specifically states,

Where a garage is to be converted into a room, then the parking space will need to be replaced.

This will be discussed in the Highways section of the report.

The existing garage door will be replaced with a window. The existing garage will be converted to a lounge area as well as being extended on the back to create a utility and bathroom. As the majority of works proposed are focused on internal alterations there would not be a significant impact on the surrounding area/street scene in visual term.

There is an example of a garage conversion along Miller Drive. No. 4 Miller Drive have had an application for the conversion of the existing garage approved and implemented (WBC Ref. 160037). This shows another house in the area have had applications for garage conversions approved.

Overall, in terms of design it complies with all of the criteria of the BDG. The proposed single storey side/rear extension and garage conversion would not have any detrimental effect on the existing street scene and character of the area. The proposal is therefore acceptable in terms of design and character and in accordance with policy CP3.

Neighbouring Amenity:

Policy CP3 states that development should not have any detrimental effect on the amenities of adjoining land users.

Overlooking:

The BDG states that the side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. The proposed single storey side/rear extension will not include the addition of any new windows at first floor level due to the proposed side/rear extension being single storey.

However, the proposal will include changes to the ground floor fenestration. At the front of the dwelling the garage doors will be replaced with a new window. There will be no changes to fenestration on either side elevation. At the rear of the dwelling there will be an extension. The side/rear extension will include the erection of two new windows and the installation of one roof light.

The distance between the neighbouring habitable room windows of the application site and no. 3 Miller Drive, Winnersh is 14.44 metres back-to-back. This is less than the 22 metres advocated within the BDG and therefore, does not meet this set criteria of the BDG. However, due to the extension being single storey and views between properties obstructed by boundary treatment and there being a sufficient distance of over 10 metres from no. 3 Miller Drive there should be no concerns of overlooking towards this neighbour. Therefore, there are no issues of overlooking resulting from this application.

Loss of Light:

A 45-degree horizontal line was taken from the centre of both adjoining neighbour's closest habitable rooms. The line was not breached from the centre of both adjoining neighbour's closest habitable rooms. As the line was not breached it should not result in any substantial loss of light to either neighbouring dwelling.

Overbearing:

The proposed single storey side/rear extension building line will be set back from the neighbour at no. 2 Miller Drive. However, the proposed extension will be set forward of the building line of the White Cottage. As such the primary assessment needs to be made in relation to the White Cottage. Owing to the proposed extension being single storey, at the side/rear of the property and a sufficient distance away from the White Cottage. Also, due to the dwelling being set off the site boundary, having a flat roof and the properties along Miller Drive having staggered building lines, this will help to alleviate any substantial overbearing concerns.

Amenity Space:

The existing rear garden measures 11.75 metres long. The proposed side/rear extension will measure 3.11 metres in depth. Therefore, the remaining amenity space will be 8.64 metres. This is more garden space than some properties along Miller Drive. The remaining garden space is allowed under the Council's standards.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause any highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of the development.

The WBC Highways team reviewed the proposal, and they determined they had no objection to the application.

They went on to further say that the applicant proposes to increase the numbers of habitable rooms from 4 to 5. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of a parking space. The two existing driveway parking spaces are retained within the red line.

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 retainment of two driveway parking spaces of dimensions 4.8m x 2.4m is acceptable in this instance. The proposed direct access to the rear garden is suitable for cycle storage, which is acceptable. Therefore, the proposal is acceptable within the WBC Highways team.

Landscape and Trees:

Policy CC03 of the MDD states that development shall protect and retain existing trees, hedges, and other landscape features.

The WBC Landscape and Trees team reviewed the proposal, and they determined that they had no objection to the application. They went on to further say that the site is on a corner plot of a housing estate of mixed age and styled houses. The north boundary features overhanging neighbouring conifer hedge trees and mature shrubs.

The neighbouring hedge may need to be cut back. As the trees have already been heavily reduced to their visual detriment, the landscape and trees team feel that their loss through pruning would be reason to formerly protect them.

The garage door will be replaced with a wall. The feature is set back within the plot and there are a mixed variety of building designs on the road. The rest of the built form is subservient and out of view as seen from the public roads and paths. Overall, I suggest this scheme will not unduly impact the character of the area. Therefore, the proposal is acceptable with the WBC Landscape and Trees team.

Conclusion:

Taking all the above in consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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 subject to conditions: 1. Time Limit 2. Approved Plans 3. Materials and Specified
Date:	1 July 2025
Earliest date for decision:	4 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	01/07/25