

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243246
Site Address:	3 Bushell Way, Arborfield, Wokingham, RG2 9FQ
Expiry Date:	6 March 2025
Site Visit Date:	29 January 2025
Proposal: Householder application for the proposed conversion of the attached double garage to create habitable accommodation (Games Room/Gym).	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Modest Development Location – Arborfield Garrison

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 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 Arborfield Garrison SDL SPD Arborfield and Newland Village Design Statement Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
242687	Application for a certificate of lawfulness for the proposed garage conversion into habitable accommodation.	Refused 06/12/2024
001944	Proposed erection of 300 dwellings and associated works.	Approve 25/10/2001

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to condition

External

None Consulted

REPRESENTATIONS

Parish/Town Council	Arborfield and Newland Parish Council has no objections to this planning application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site relates to a two-storey detached dwelling in Arborfield Garrison. The site is located on a quiet cul-de-sac, off the main street. Surrounding dwellings are modern, two-storey detached brick houses, which all have a similar architectural design. The street is neatly lined with small, maintained hedges.

The site has a brick façade featuring a mix of traditional and contemporary design elements. The site has a dark brown tiled roof with a steep pitch and two prominent front-facing gables, both with white trims. The front entrance is sheltered by a small porch which is adorned with potted plants, adding a welcoming touch. The front of the site benefits from an attached double garage with paved double driveway, small block paved patio and front lawn with boundary hedges which separate the site from the highway and neighbours. The rear of the dwelling benefits from a spacious grassed garden with boundary hedging and a small outbuilding.

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 double garage conversion will create a games room/ gym and storage area within the existing garage. The proposed games room will measure approx. 4.6 metres in length and 3.6 metres in width (an area of 16.56 metres squared). The games room will be built internally, inside the existing building. Fenestrations include 2 new doors, one on the southeast side of the building and one on the southwest, for access to the games room. As well as one new window on the southeast internal elevation. The remaining space in the garage will be used as a store. Openings serving the store area include a hatch in the ceiling/ roof and new garage doors, electrically operated roller shutters will replace the existing doors. This is the only external change which will be seen from the street scene, there are no other external changes to the dwelling. Both side and rear elevation of the garage will remain as existing.

As a result of there being minor external changes to the dwelling, and the site is located off the main street. The proposal will not have any impact on the character of the area in accordance with policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

As all proposed windows are internal, there are no concerns of overlooking.

Loss of Light:

As the footprint of the property is not being extended, there will be no loss of light to any neighbour as a result of the development.

Overbearing:

The development does not cause the dwelling to increase in shape, size or height therefore there are no concerns of overbearing.

Highway Access and Parking Provision:

The proposal will increase the number of habitable rooms by 1 and convert the existing double garage, a Parking Plan was provided by the applicant.

The Council's Highways Officer has reviewed the plans and concluded as per WBC parking standards, each single garage space would represent 0.5 parking space, so one space in total would be removed.

WBC parking standards recommends parking for a minimum of three cars to be available for a dwelling of this size, and in this location. The submitted parking layout indicates parking for up to four cars within the red line, and the proposed level of parking is therefore considered acceptable.

Conclusion:

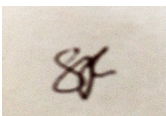
Subject to conditions, this application is acceptable and therefore recommended for approval.

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:	3 February 2025
Earliest date for decision:	30 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	3.2.25