

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242412
Site Address:	29 Skelmerdale Way, Earley, Wokingham, RG6 7YB
Expiry Date:	25 November 2024
Site Visit Date:	16 October 2024
Proposal: Householder application for the proposed conversion of the existing attached garage into habitable accommodation along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Earley (Major Development Location)
Great Crested Newt Consultation Zone – Green Risk Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity 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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
No relevant planning history for the site.		

CONSULTATION RESPONSES

Internal
WBC Highways – No objections
External
None consulted

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

APPRAISAL
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 would consist of replacing the existing garage door with brickwork and fenestration to match the host dwelling. This minor visual change to the dwelling's façade would have an acceptable impact on the character of the area. Neighbouring Amenity: <i>Overlooking, Loss of Light and Overbearing:</i> The nature of the proposals warrant no concerns on these grounds. Highway Access and Parking Provision: The proposal will result in an additional habitable room however this will not have a significant impact in respect of the councils parking standards. The existing level of driveway parking will be retained and this is considered acceptable in this instance. Amenity Space: The proposals would not harm the usability of the dwelling's rear amenity space. Flooding and Drainage: The site is located within Flood Zone 1 and is at low risk of surface water flooding.

There are therefore no flood risk concerns.

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

Due to the nature of the proposals, there are no anticipated ecological implications.

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:	23 October 2024
Earliest date for decision:	21 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.10.2024