

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243025
Site Address:	60 Rochester Avenue, Woodley, Wokingham, RG5 4NB
Expiry Date:	31 January 2025
Site Visit Date:	11 December 2024
Proposal: Householder application for the proposed erection of an attached garage following demolition of the existing car port.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location

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 CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
240158	Householder application for the proposed single storey rear side extension following demolition of existing conservatory and garage.	Approve 19 th March 2024

CONSULTATION RESPONSES

Internal

WBC Highways

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site is a 1950's two-storey semi-detached dwelling within a Major Development Location in Woodley. No. 60 Rochester Avenue is in a cul de sac at one end of Rochester Avenue and benefits from a car port, driveway and an open plan front garden. In 2024, permission was granted to demolish the rear garage store and erect a single storey rear extension to the main dwelling house. The immediate street scene includes semi-detached dwellings of a similar age and design. The neighbouring property to the south (62 Rochester Avenue) has a similar existing car port structure to that proposed to be replaced on the application site.

Proposal: The proposal is for the erection of an attached garage following demolition of the existing car port. The proposed garage would measure approx. 2.3m in width, 6m in depth, and have an eaves height of approx. 2.5m. The garage would have a pitch roof with a maximum height of 5m. There would be a single garage door at the front and double doors at the rear.

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: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials, and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. Policy R23 of the Borough Design Guide (BDG, 2012) states that any alteration or extension to an existing building should be well-designed, contribute positively to the local character and original building, and relate well to neighbouring properties.

The site is in the defined settlement area of North Woodley. Rochester Avenue comprises semi-detached houses of varying age and design with open plan front gardens and driveways. This proposal would appear subservient to the main dwelling

house because it would be set back from the principal elevation and the roof height would be lower than the main roof. Therefore, the garage is of a suitable design that would be proportionate to the context of the host dwelling. It would not be overly prominent in the street scene and would blend with other street frontages in the cul de sac where garages have been added, notwithstanding the fact that 60 Rochester Avenue has a similar existing flat roof car port structure similar to that currently seen at the application site. Overall, the proposal complies with Policies CP1 and CP3 of the Core Strategy and Policy R23 in the Borough Design Guide.

Neighbouring Amenity:

The Wokingham Borough Council Design Guide (BDG) provides some guidance on neighbouring amenity. It states that the following the proposal should be well designed in relation to the original building, neighbouring properties and to the character of the local area.

Overlooking:

The proposal would not have any windows in the side elevation facing directly onto no. 62 Rochester Avenue and so there are no concerns related to overlooking.

Loss of Light: The pitch roof of the proposed garage is 5m from ground level at its highest point and faces onto two first floor side windows at no.62 Rochester Avenue. The proposal will not cause significant harm from loss of light to these first floor windows given their elevation above ground level. A degree of overshadowing would occur to the ground floor side windows at no. 62. However, given the proposed development would be sited due north, the extent of any overshadowing or loss of daylight would be limited. Furthermore, these are side facing windows which effectively ‘borrow’ their outlook and daylight from across the application site. As such only limited protection can be afforded to them in planning terms. Therefore, it is unlikely that any significant loss of light would occur such that it would warrant refusal of this application.

Overbearing: The proposal is a single storey extension and will not extend beyond the rear wall or the principal elevation of the existing dwelling. Therefore, it will have no adverse impact on the neighbouring property at no. 62 Rochester Avenue in terms of overbearing.

Overall, the impact of the development on the residential amenity would be acceptable in relation to policy CP3 and CP9 of the Core Strategy.

Highway Access and Parking Provision:

Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking.

Highways Officer comments: The proposal is to convert the existing carport into a garage of dimensions 5.8m x 2.2m. As the proposed garage does not fully meet the council’s requirement for car parking, 1 parking space will be lost from converting carport into garage. Two driveway parking will be retained within the red line. While the total numbers of habitable rooms cannot be identified from the submission and previous approved record, according to the WBC Car Parking Standards, the

development in Urban location will require generally two to three driveway parking within the red line boundary, subject to the total numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.
No negative impacts on abilities for cycle storage are expected, which is acceptable.

Whilst the proposed garage is not of a size suitable for parking a vehicle, the site retains two off street parking spaces which is considered appropriate to serve a dwelling of this size. As such, it is not considered proportionate to pursue additional onsite parking.

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:	Yes
Recommendation:	Approve
Date:	23 January 2025
Earliest date for decision:	29 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	24/01/25