

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250142
Site Address:	10 Bakers Place, Woodley, Wokingham, RG5 4AX
Expiry Date:	20 March 2025
Site Visit Date:	10 February 2025 and 17 February 2025
Proposal: Householder application for the proposed detached garage conversion into habitable living accommodation (RETROSPECTIVE).	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Scale and Location of Development Proposals – Major Development Locations
Great Crested Newt Consultation Zone
Site Allocations
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
PRoW Within WB Consultation Zone
JCEB Mineral Safeguarding Areas

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
243079	Proposed lawful certificate – application for a certificate of lawfulness for the proposed conversion of the detached garage to habitable accommodation with associated changes to fenestration.	Refused – 16/01/2025

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – Development is not CIL Liable

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is a two-storey semi-detached south facing property in a new build estate within the major development location of Woodley. The host dwelling is positioned in line with the front building line, As the property is semi-detached, there is a side driveway for two cars.

The main dwelling has mix of white and light brown bricking for the external walls along with a dark tiled roof. The garage, which is detached and set back from the front elevation of the main house, matches the original dwelling in terms of materials.

Proposal:

Planning permission is sought to convert the detached garage into habitable living accommodation. The proposal is retrospective as the development has been fully built out.

It should be noted that a certificate of lawfulness was refused for this proposal (see planning history) owing to the property having restricted permitted development rights.

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.

Design/ Character of the Area:

Policy CP3 General Principles for Development in the core strategy plan states in point (a) that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design.

The Borough Design Guide does not specifically refer to part garage conversions. However, it does talk about garages and parking in a general aspect and how they should be positioned. More specifically, it states that:

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

The above will be discussed in the highways section of the report.

In terms of design and impact on the character of the area, the proposal would see the removal of one garage door and replaced with a window and bricking to match the materials of the original dwelling. The application site is within a new development estate and all the properties within the vicinity are new builds most garages within the area are used for their intended purpose as a garage for cars/ storage. While the majority of the properties at Bakers Place have detached garages which appear as garages (ie with a garage door), it is not considered to be a prominent feature of the property or the estate generally, due to garages being set back from the front elevation. Therefore, simple changes to fenestration would not substantially impact the street scene or character of the area. As this is a retrospective planning application, it will not be necessary to condition the use of matching external materials. The proposal has been carried out with suitable, in-keeping materials which has formed part of this assessment.

Whilst the building would have a kitchen facility there are no toilet or washing facilities and therefore it could not be used as a separate dwelling. A planning condition is recommended to ensure the building is only used ancillary to the main dwellinghouse.

The proposal is therefore considered acceptable in terms of design and character of the area in accordance with policy CP3.

Neighbouring Amenity:

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

Overlooking:

No side windows are shown to be installed as part of the proposal there will be a side door however that will be facing the application site garden. The garage door will be removed and replaced by a front facing window.

With the front facing window it would be opposite a side window on number 5 Bakers Place which is located across the road. Between the two windows of the properties there would be a separation distance of 24m. This would not result in a detrimental level of overlooking

Loss of Light:

The proposed development would not result in loss of light to neighbours above and beyond the pre-existing layout as the proposal is not resulting in an increase in the footprint above and beyond the existing built form.

Overbearing:

There will be no additional overbearing implications above and beyond the pre-existing layout. As there is no increase in footprint of the development this will have no additional overbearing impacts to neighbours..

Highway Access and Parking Provision:

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

The proposed garage conversion would result in additional habitable room for the property.

WBC Highways have reviewed the proposal and have raised no objection to the proposal due to two driveway parking spaces being retained as per the existing situation. As such, despite the loss of the garage, the property would still have sufficient parking to compensate

WBC Highways have recommended the outbuilding is to remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately. This is to ensure that there is acceptable access and parking provisions available on site. This will be secured via condition.

Conclusion:

In consideration of the assessment made above the proposal is deemed acceptable and 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:	Approved subject to conditions: 1. Approved Details 2. Outbuilding to remain ancillary to main dwelling
Date:	25 February 2025
Earliest date for decision:	13 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	25.02.2025