

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250801
Site Address:	45 Andrews Road, Earley, Wokingham, RG6 7PJ
Expiry Date:	28 May 2025
Site Visit Date:	15 April 2025
Proposal: Householder application for the proposed garage conversion into habitable accommodation and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location (Earley)
Landscape Character Assessment Area

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 CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

No relevant Planning History.

CONSULTATION RESPONSES

Internal

WBC Highways – No objection.
WBC CIL – No comments received

External

None Consulted.

REPRESENTATIONS

Parish/Town Council	Raises no objection to this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a two-storey detached house along Andrews Road in the town of Earley. The street is made up of detached dwellings that vary in style and appearance. The houses are set back from the road and consist of front gardens and attached side garages.

The host dwelling is made out of brick, has a tiled roof and an attached garage. The house also has a front facing dormer, a porch and a grassed front garden. The driveway has enough room for the parking of two cars.

Proposal:

The application is for the proposed garage conversion to create a study, changes to fenestration and internal alterations.

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.

The Borough Design Guide does not specifically refer to garage conversions. However, it does 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 later in the Highways section of the report.

The proposal would see the garage door replaced with a window which should match the existing windows in terms of appearance and design. At the rear of the property the existing windows and door will be replaced with a new side window and bifold doors out into the garden space. Also, a side window will be removed.

Along Andrews Road the majority of the houses have attached side garages. However, there are examples of garage conversions being undertaken on nearby properties such as no. 43 Andrews Road (WBC Ref. 092309) and no. 41 Andrews Road (WBC Ref. 220703). As the majority of the works proposed are focused on internal alterations, there would be no impact on the surrounding area/street scene in visual terms. It would be necessary to request a condition on the use of the external materials to match the existing dwelling.

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

Neighbouring Amenity:

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

Overlooking:

There will be no overlooking concerns, as the windows that will be replaced at the rear of the property are replacing existing windows and will look straight out into the owner's garden. The garage door being replaced with a window will look straight out onto the road. As most of the changes to the garage are internal there will be no overlooking implications.

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 overbearing concerns above and beyond the pre-existing-built layout. As the proposed development is not increasing the built footprint there will be no 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 the development.

The WBC Highways team have reviewed the proposal. The Highways responded that the proposal will result in an additional habitable room. However, this will not have a significant impact in respect of the council's parking standards. The existing level of driveway parking will be retained, and this is considered acceptable in this instance.

The Highways team went on to further say that the garage will be converted; however, the internal dimensions do not meet the councils' standards for parking a car. It is not considered that this will represent a significant loss of parking in this instance.

Amenity Space:

As the proposal will include no increase in the built footprint the application sites amenity space will not change.

Conclusion:

Taking all the above into 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 the following conditions: 1. Time Limit 2. Approved Plans 3. Materials and specified
Date:	30 April 2025
Earliest date for decision:	25 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30/04/25