

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243069
Site Address:	2 Chicory Close, Earley, Wokingham, RG6 5GS
Expiry Date:	5 February 2025
Site Visit Date:	18 December 2024
Proposal: Householder application for the proposed conversion of the garage to habitable accommodation plus associated change to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Locations
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
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 CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

No Planning History.

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 south facing two storey detached property located on the southern side of Chicory Close. The site is one of four, two storey detached dwellings on the close. The site is set back allows for parking space to be provided at the front of the property. The garage is set towards the front of the property but does not exceed the front building line of the adjacent properties.

Along the road of detached dwellings of Chicory Close there remain properties that have garages and others that do not. In design terms, the property is a two storey detached property with light brown bricking, maroon shaded fenestration and tiled roof.

Proposal:

Householder application for the proposed conversion of the garage to habitable accommodation plus associated change to fenestration. The garage will be converted into an office space.

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 talk about 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 characteristics, the proposal would see the removal of one garage door and replaced with a window and bricking to match the external character of the original dwelling. Whilst the other 3 dwellings immediately adjacent to the application site have retained their garage, nearby number 22 Chicory Close has had a similar scheme approved and implemented (WBC ref. 190951). The street scene is now varied in characteristics and design, with garages/garage doors being a notable characteristic but not the most prominent feature of a dwelling. As such, the proposed alteration would not harm the street scene, it will be conditioned that the materials used shall match the original dwelling.

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. The only change in fenestration would be the removal of the garage door to be replaced by front facing window.

With the front facing window, there would be separation distance of 25m between this window and number 10 Pimento Drive. The front facing window of the application site will face the rear of number 10. However, both of these properties are separated by a tree/hedge line. The window would be positioned lower to the ground to minimise any implications of overlooking the neighbouring property.

Loss of Light:

The proposed development would not result in loss of light as the proposal is not resulting in any increase of the footprint of the house. The conversion is internal and simple changes to fenestration, e.g a window.

Overbearing:

There will be no overbearing of the neighbouring property as there is no new development or increase in impermeable footprint. As the main works are internal and external works are only changes to fenestration.

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.

The WBC highways team were consulted and advised that the creation of an additional habitable room, would not cause significant impact in respect of the Councils parking standards. The garage is to be converted however the remaining level of parking (at least 3 spaces) meets WBC parking standards. The proposal is considered acceptable in terms of parking and highways considerations.

Conclusion:

Considering the assessment made above, the application is considered 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:	Approve subject to the following conditions: 1. Full planning permission – 3 years 2. Approved details 3. Materials
Date:	22 January 2025
Earliest date for decision:	4 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23/01/25