

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250075
Site Address:	10 Master Close, Woodley, Wokingham, RG5 4UB
Expiry Date:	12 March 2025
Site Visit Date:	21 January 2025
Proposal: Householder application for the proposed conversion of the existing attached garage to habitable accommodation along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Borough Parishes
Scale and Location of Development Proposals
SSSI Impact Risk Zones

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
981766	Proposed Singel Storey Extension To Dwelling	Approve 23/2/1998

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a semi-detached property in an established residential area characterised by semi-detached and detached dwellings of similar character and design.

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 proposal involves the removal of the existing garage door and replacing this with a set of windows on the front elevation. The proposed windows reflect the design and proportions of the existing fenestration which would preserve the character of the existing dwelling and overall, would be a modest form of development that would not have an adverse impact upon the character of the area. A condition is recommended to ensure the brickwork of a similar appearance to the existing property.

Neighbouring Amenity:

As the window replacing the garage door would simply overlook the public realm and the driveway of the applicant, the proposal would not result in any harm to adjacent neighbouring residential amenities in terms of loss of light, overbearing or overlooking.

Highway Access and Parking Provision:

As there are no alterations to the existing parking provision, there are no objections to this proposal from WBC Highways. The WBC Highways officer has suggested that a

condition is necessary for this application. The condition seeks to confirm that covered and exclusive cycle storage will be provided before the development takes place. However, as there is already 2 existing outbuildings on the application site that can be accessed from the side gate, it is deemed that there is ample storage available and imposing this condition is onerous, hence it has not been included as part of the decision.

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
Date:	10 February 2025
Earliest date for decision:	6 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	10.02.2025