

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241891
Site Address:	36 Shefford Crescent, Wokingham, RG40 1YP
Expiry Date:	17 September 2024
Site Visit Date:	02/08/2024
Proposal: Householder application for proposed garage conversion to create habitable accommodation, plus insertion of new front door.	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals
- Flood Zones 2 and 3

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development)

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections.
WBC Highways – No objections.
WBC Green Infrastructure – No comments received.
WBC CIL – The proposed development would not be CIL Liable.
WBC Sports Development (Places and Neighbourhoods) – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a three storey, terrace property located in an established residential area.

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 applicant proposes the part conversion of the existing garage and re-positioning of the front entrance door. The proposals would represent a modest form of development that would not have an adverse impact upon the character of the area.

Neighbouring Amenity:

Due to the nature of the proposals, there are no loss of light, overlooking or overbearing concerns.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and notes that while the total numbers of habitable rooms cannot be identified from the submission, the proposed works will be on the ground floor and the numbers of habitable rooms on the ground floor will be reduced by 1.

The garage to be converted is in the middle of the dwelling and has no access to the driveway, indicating that the existing garage cannot be used for car parking. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. No negative impact on abilities for cycle storage is expected, which is acceptable.

The existing driveway parking will be retained, therefore, the Highways Officer raises not objections to the proposed development which is acceptable.

Flooding and Drainage:

The proposed development is in Flood zone 2 according to the Environment Agency mapping. The Council's Drainage Officer has reviewed this application and due to the minor scope of works proposed, would raise no objections to the proposed development.

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:	Approval
Date:	5 September 2024
Earliest date for	15 August 2024

decision:	
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Recommendation agreed by: (Authorised Officer)	
Date:	6.9.2024