

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243163
Site Address:	7 Church Lane, Three Mile Cross, Wokingham, RG7 1HB
Expiry Date:	11 February 2025
Site Visit Date:	10 January 2025
Proposal: Householder application for conversion of part of existing garage to habitable accommodation, along with internal alterations and fenestration changes.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Strategic Development Location
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
PRoW Within WB Consultation Zone
Historic Flooding Points Consultation Zone
Great Crested Newt Consultation Zone Minor

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 CC04 – Sustainable Design and Construction CC07 – Parking
Joint Minerals and Waste Plan	DM5 - Protection of the Countryside

(JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
070433	Proposed erection of two storey side extension to dwelling plus single storey front and rear extensions.	Refused 02/07/07
080499	Proposed erection of single storey side and front extensions, plus single storey rear and loft conversion with rear dormer extensions.	Approved 03/03/08
090104	Proposed erection of a first-floor side extension to existing dwelling.	Refused 22/05/09
150670	Application for a certificate of lawfulness for the proposed conversion of loft space to habitable accommodation, erection of rear dormer and installation of 3no rooflights.	Permitted Development 22/06/15

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey semi-detached dwelling.

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.

Principle- Countryside:

The application site is situated within countryside and is therefore, subject to Policy CP11 of the Core Strategy. CP11 does not permit development outside of development limits unless it falls within exemption criteria including:

4. In the case of residential extensions, it does not result in inappropriate increases in scale, form or footprint of the original building;

Given the nature of the application, there would only be internal changes as part of the partial garage conversion and alterations of windows to bi-folding door. Hence, the proposal would not have adverse impacts upon rural character of its setting. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area:

The partial garage conversion into habitable accommodation would not have any adverse impact upon the character of the area given the changes are all internal. The changes include partially converting the garage for a utility room, with the existing utility room being converted into lobby, study and WC.

The change to the rear includes removing the rear window as part of the kitchen/dining room and side double doors as part of the snug room for an L-shaped bi-folding door. With the alteration located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The proposed outlook of the bi-folding door would be the same as the existing windows, thus no harmful overlooking. Furthermore, the existing fence would prevent any overlooking to the side and to the rear it would overlook onto open green space (see below), thus not harmful overlooking.



Loss of Light/ Overbearing: No concerns with regards to loss of light/overbearing.

Highway Access and Parking Provision:

The applicant proposes to reduce the dimensions of existing 6.2m x 3.6m garage to 4.5m x 3.6m for additional habitable spaces. The proposal will increase the numbers of habitable rooms from 7 to 8. As the proposed garage does not fully meet the council's requirement for car parking, there will be a loss of 0.5 parking space.

According to the WBC Car Parking Standards, the development of such scale in Town and Fringe location will require three parking within the red line boundary and onsite parking meets this requirement. A parking plan has been submitted showing 5 parking spaces – whilst this may seem unrealistic, there is ample opportunity for three cars to be parked on the existing plot.

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:	11 February 2025
Earliest date for decision:	28 January 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.02.2025