

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241895
Site Address:	14 Wimblington Drive, Earley, Wokingham, RG6 4JG
Expiry Date:	17 September 2024
Site Visit Date:	01/08/2024
Proposal: Householder application for proposed conversion of the existing attached garage into habitable accommodation (retrospective).	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 CC06 – Noise CC07 – Parking
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

Application No.	Description	Decision & Date
241383	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension following removal of the existing canopy, plus changes to fenestration and replacement of cladding.	Approved 05/07/2024

26877	Variation of condition 15 of consent 24869	Approved 17/12/1986
24869	Detached house and garage	Approved 06/02/1986

CONSULTATION RESPONSES

Internal

WBC Enforcement – No comments

WBC Highways – No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

Two storey detached property located in a residential street within Earley.

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 conversion of the garage to a study and storage space has not resulted in any physical alterations to the external appearance of the property, as the garage door has been retained, so that there is no unacceptable impact upon the character and appearance of the street scene.

Neighbouring Amenity:

No adverse impact upon adjoining neighbouring amenities is identified given the nature of the proposal which has only involved internal modifications.

Highway Access and Parking Provision:

The conversion of the garage does not have a significant impact in respect of the councils parking standards. The existing level of driveway parking is retained, and this is considered acceptable in this instance. No objections haven been raised by the WBC Highways Officer.

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:	29 August 2024
Earliest date for decision:	16 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	29 August 2024