

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242992
Site Address:	371 Wokingham Road, Earley, Wokingham, RG6 7EH
Expiry Date:	27 January 2025
Site Visit Date:	6 December 2024
Proposal: Householder application for the proposed garage conversion into habitable accommodation with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Route Enhancement Area CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
111407	Proposed retention of existing house and erection of 9 no. 2-bed and 3-bed dwellings with the creation of new access drive from Henley Wood Road.	Approve 1 st April 2011
121234	Application for variation to condition 2 of consent F/2011/0133 for the erection of 9 no dwellings to allow plot 3 to be built without a garage and bedroom above. Variation to allow the description of the application to refer to substituted plan nos 2701/ 51/J 2701/52/G 2701/53/F 2701/99E and 2701/54/B received by the Planning Authority 01 May 2012 and 2701/55/E with Contamination Assessment Noise Assessment and Protected Species Walkover Survey received by the Planning	Approve 25 th June 2012

	Authority 26 January 2011.	
131774	Application for submission of details to comply with conditions 3,4,6,9,17,18,20,21,22,23 & 24 of planning consent F/2011/0133. 3. Samples and details of materials. 4. Scheme of Landscaping. 6. Arboricultural Works Scheme. 17. Works for the sewage disposal/drainage. 18. Surface Water Drainage Scheme. 20. Noise exposure Assessment. 21. Survey of the site. 22. Bat Survey. 23. Orchard Mitigation Scheme. 24. Details of boundary treatments.	Replied 22 nd April 2013
131009	Application for submission of details to comply with conditions 3,6,17,18,20,21,22 & 23 of planning consent F/2011/0133. 3. Samples and details of materials. 6. Arboricultural Works Scheme. 17. Works for the sewage disposal/drainage. 18. Surface Water Drainage Scheme. 20. Noise exposure Assessment. 21. Survey of the site. 22. Bat Survey. 23. Orchard Mitigation Scheme.	Approve 19 th July 2013
140530	Application for submission of details to comply with the following condition of planning consent F/2011/0133: 9 Details of bicycle parking.	Approve 11 th June 2014

CONSULTATION RESPONSES

Internal

WBC Highways
WBC Landscape and Trees
WBC CIL

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

371 Wokingham Road is a two-storey linked detached dwelling in the residential area of Earley. It is part of a small-scale development that was built on land that was previously residential garden. The site benefits from a single shared vehicular access with 369 Wokingham Road. The access is open plan but hedging and trees enclose the rest of the frontage adjacent to the highway and partially screen the property from the road. The street scene is a mixture of dwellings of various ages and designs.

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.

Proposal:

A proposed garage conversion to habitable accommodation with changes to fenestration. The garage is link detached, set back from the road and subservient to the principal elevation of the main dwelling house. The external dimensions of the garage measure approximately 3.2m wide by 6.5m long, 4m in height and will remain the same as the existing. The proposal will provide a disabled shower room at the front and a bedroom at the rear. The front garage door will be replaced by a window to serve the shower room, and the existing rear door will also be replaced by a window. The bedroom will be accessed internally via the lounge.

Character of the Area:

The site is in the defined settlement area of Earley. This section of Wokingham Road is on a Green Route and comprises a formal suburban street with a mixture of bungalows, detached and semi-detached houses of varying age and design. The highway adjacent to the property serves a bus route and has a cycle lane.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states that the following the proposal should be well designed in relation to the original building, neighbouring properties and to the character of the local area.

The site is on a Green Route Enhancement Area and Policy CC03 of the Adopted Local Plan states that development proposals should protect and retain existing trees, hedges and other landscape features.

The proposal will relate well to the existing building and comply with Policy C3 of the Core Strategy. The trees and soft landscaping at the front of the property are outside the scope of the proposal and will be retained. Therefore, the proposal complies with Policy CC03 of the Adopted Local Plan.

Neighbouring Amenity:

The Wokingham Borough Council Design Guide (BDG) provides some guidance on neighbouring amenity. It states that the following the proposal should be well designed in relation to the original building, neighbouring properties and to the character of the local area.

Overlooking: The window on the front elevation of the proposal does not face directly on to neighbouring properties and there are no concerns related to overlooking. The window on the rear elevation will be located slightly closer to the side boundary than the existing door. However, the rear side boundary fence is approximately 1.8m high and obscures the view of the ground floor side elevation at No 373 Wokingham Road. Therefore, there are no concerns related to overlooking.

Loss of Light and Overbearing: The external dimensions of the proposal will remain the same and there are no concerns related to loss of light or overbearing.

Highway Access and Parking Provision:

Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal retains an appropriate overall level of off-street parking. Furthermore, the Borough Design Guide recommends that where a garage is to be converted into a room, then the parking space will need to be replaced.

Highways Officer comments:

The proposal to convert the garage will result in an additional habitable room. This means that driveway parking should include a sufficient turning area for two vehicles within the red line (without impact on access to the adjacent dwelling). Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed ground floor and landscape plan (Drawing no. 1.2) shows an additional parking space measuring 5m by 4.3m and a turning area forward of the principal elevation of the main dwelling house. Therefore, the proposal complies with Policy CC07 of the Adopted Local Plan.

Green Infrastructure, Trees and Landscaping

The site is on a Green Route Enhancement Area and Policy CC03 of the Adopted Local Plan states that development proposals which would result in the loss, fragmentation or isolation of green areas will not be acceptable.

Tree and Landscape Officer Comments:

No objection. The property is set back within the plot, behind a line of semi-mature trees. The site is on a Green Route Enhancement Area (GREA) arterial route. The Road features properties of many design styles and ages. The trees, nominally noted on the plans, are protected by hard landscaping. The soft landscaping was specified as part of the initial creation of the house and given the GREA location, is an important part of the character and green infrastructure contribution the site makes to the Road.

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:	Yes
Recommendation:	Approve
Date:	20 January 2025
Earliest date for decision:	23 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	21/01/25