

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243076
Site Address:	39 Banbury Close, Wokingham, RG41 2YT
Expiry Date:	31 January 2025
Site Visit Date:	21 January 2025
Proposal: Householder application for the proposed conversion of the garage to habitable accommodation plus associated change to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Scale and Location of Development Proposals – Major Development Location
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation 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 CP6 – Managing Travel Demand CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

No Planning History.

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to condition
WBC CIL – Development is not CIL liable

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is mid-terraced town house located on the northern side of Banbury Close. The site is part of 6 terraced, three storey houses all in a row towards the end of Banbury close. The site is set back allows for parking space to be provided at the front of the property. The garage is on the ground floor of the property and is recessed slightly into the front elevation the property.

There are some properties in the area that have garages, but equally are others that do not. There are no longer any other garages in the terrace of 6 properties where the application site is. In design terms, the property is partly white clad with part bricking and has a pitched tiled roof.

Proposal:

Householder application for the proposed conversion of the garage into habitable accommodation plus associated changes to fenestration. The garage will be converted into a 'snug'.

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.

Design/Character of the Area:

Policy CP3 General Principles for Development in the core strategy plan states in point (a) that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design.

The Borough Design Guide does not specifically talk about part garage conversions. However, it does talk about garages and parking in a general aspect and how they should be positioned. More specifically, it states that:

Where a garage is to be converted into a room, then the parking space will need to be replaced.

The above will be discussed in the highways section of the report.

In terms of design and characteristics, the proposal would see the removal of one garage door and replaced with a window. This is a simple modest alteration in design and appearance of the dwelling. Moreover number 38 Banbury Close (immediate next-door neighbour), has had a similar scheme approved and implemented (WBC ref. 141771). The street scene has a diversified characteristic and design, with garages/ garage doors not being a prominent or notable design feature. As such, this proposed alteration would not result in harm to the street scene, it will be conditioned that the materials used shall match the original dwelling.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

No side windows are shown to be installed as a part of the proposal. The only change in fenestration would be the removal of the garage door to be replaced by front facing window.

With the front facing window, there would be a separation distance of 27 m between this window and no 35 Banbury Close, located opposite to the proposed site. This neighbouring property does not have any side windows that would conflict with the proposed front facing window at the application site. As such, there would be minimal overlooking from the proposed development site.

Loss of Light:

The proposed development would not result in loss of light as the proposal is not resulting in any increase of the footprint of the house. The conversion is internal and simple changes to fenestration, e.g window.

Overbearing:

There will be no overbearing of the neighbouring property as there is no new development or increase in impermeable footprint. As the main works are internal and external works are only changes to fenestration.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

The proposed garage conversion would result in an increase in habitable rooms from 5 to 6. However, the existing garage has dimensions of 5.2m x 2.6m does not fully meet the council's requirement for parking and as such the conversion will not result in a loss of on-site parking.

The WBC Highways team were consulted and advised that as the existing two driveway parking spaces are to be retained, this is sufficient and complies with the WBC Car Parking Standards. As the scheme will not result in any changes to the existing parking provisions, no conditions are required in this respect.

However, Highways did request a condition for cycle parking details to be provided due to the garage being lost which could provide a space for cycle parking. Additionally, because this is a mid-terrace house, there is no rear side access. However, given this proposal relates to a single domestic garage, a condition requesting cycle provision details is not considered proportionate to the size of the scheme. Officers are satisfied that in this instance, the cycle provision for one domestic dwelling can be accommodated and decided outside of the planning process through personal choices of the occupier. As such, Officers do not consider that attaching a condition for cycle parking details meets the required tests.

Conclusion:

Considering the assessment made above, the application is considered acceptable and recommended for approval.

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 subject to the following conditions: 1. Full planning Permission – 3 Years 2. Approved details 3. Materials
Date:	21 January 2025
Earliest date for decision:	29 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	22/01/25