

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242589
Site Address:	38 Tanhouse Lane, Wokingham, RG41 2RL
Expiry Date:	7 December 2024
Site Visit Date:	25 October 2024
Proposal: Householder application for proposed conversion of the existing store to a habitable space and install a side facing window to the ground floor.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Wokingham (Major Development Location)
Great Crested Newt Consultation Zone – Amber Risk Zone
Tree Preservation Orders
Historic Flooding Points Consultation Zone
Flood Zone 2

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 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
242642	Application for a certificate of lawfulness for the	TBD

	proposed demolition of existing rear extension and erection of new single storey rear extension with roof light and associated changes to fenestration.	
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CONSULTATION RESPONSES

Internal

WBC Drainage – No objections
WBC Highways – No objections

External

None consulted

REPRESENTATIONS

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

APPRAISAL

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 existing garage would be internally converted into a study, with the garage door replaced with fenestration to match the existing. An additional side window is also proposed on the dwelling's western elevation.

The visual changes proposed would negligibly harm the character of the area and are acceptable.

Neighbouring Amenity:

Overlooking:

The additional west facing ground floor window would overlook no.37 Tanhouse Lane's eastern elevation which is blank. This is acceptable.

Loss of Light and Overbearing:

The nature of the proposals raise no concerns on these grounds.

Highway Access and Parking Provision:

The proposal will increase the numbers of habitable rooms from 8 to 9, including to convert the existing 3m x 2.5m garage into a habitable room. As the existing garage does not fully meet the council's requirements for car parking, there is no loss in garage parking spaces. Four driveway parking spaces of dimensions 5m x 2.5m are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed parking will be sufficient to meet the council's requirements by utilising the existing dropped crossing, which is acceptable.

Direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Amenity Space:

The proposals would not harm the usability of the site's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 2. However, due to the nature of the proposals and the fact they do not result in any increases in footprint, there are no anticipated flooding impacts.

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

There are no anticipated ecological implications due to the nature of the 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:	6 November 2024
Earliest date for decision:	4 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.11.2024