

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251111
Site Address:	61 Starmead Drive, Wokingham, RG40 2JA
Expiry Date:	7 July 2025
Site Visit Date:	16 May 2025
Proposal: Householder application for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration and erection of a single storey side/rear extension.	

PLANNING CONSTRAINTS/STATUS

Green Routes and Riverside Paths
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Tree Preservation Orders

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY - None

CONSULTATION RESPONSES

Internal

WBC Highways
WBC Landscape and Trees

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
---------------------	----------------------

Ward Member(s)	No comments received
Neighbours	2 Comments received in support

APPRAISAL

Site Description:

Two storey detached dwelling in the major development location of Wokingham.

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:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The existing garage door is to be retained, and hence the change to the external appearance of the dwelling to the public realm is extremely minor. It is limited to the replacement of the exiting rear garden gate access point with a door that will enter the extended part of the dwelling. This change is considered to have an acceptable impact on the character of the area.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

As there is very little built form proposed and it is set well away from neighbouring boundaries, the impact on neighbouring amenities is deemed to be acceptable.

Highway Access and Parking Provision:

The WBC Highways office has reviewed this application and has no objections subject to a condition that requires the implementation of cycle storage. As this development proposes a new access to the front that leads to a utility room, this condition is deemed unnecessary as this new access and room could be used for cycle storage if necessary.

Landscape and Trees:

The WBC Landscape and Trees officer has reviewed this application and has no objections, the TPO protected trees on the application site will be unaffected by the proposals.

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:	No
Recommendation:	Approve
Date:	11/6/25
Earliest date for decision:	3 June 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	12.06.2025