

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242669
Site Address:	Kingslake House, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR
Expiry Date:	6 February 2025
Site Visit Date:	17 December 2024
Proposal: Householder application for the proposed garage conversion into habitable accommodation with changes to fenestrations.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Green Routes and Riverside Paths Consultation Zone
CLH Oil Pipeline Consultation Zone
Listed Building Buffer Zone
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking

Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

WBC Landscape and Trees: No objection subject to conditions

WBC Built Heritage Officer: No objection

WBC Ecology: No objection subject to conditions

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached dwelling.

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.

The agent has confirmed the purpose and use of garage conversion into habitable accommodation is *“The accommodation is for the wife’s mother who has a disability”*.

The proposal does have the potential to be used as a separate unit of accommodation which could be used independently from the main house without

entering the main house or disturbing the occupants of it and it could also be independently accessed from the drive given it would have a separate side door for access. Whilst it does have an internal door linking the house to the garage, this could be removed without needing planning permission.

The floor plans show the garage conversion would have its own bedroom, en-suite and lounge area. However, there is no kitchen, so there would still be a dependency on using the main house for cooking/preparing meals. The floor plans for the building do not contain the facilities required for day-to-day living and thus could not be occupied as a separate dwelling. Thus, the circumstances indicate that the proposal would be used ancillary to Kingslake House. The proposed usage of the garage would not result in a material change of use or the formation of an independent residential planning unit. As stated above, the proposed use would be purely ancillary to the main dwelling.

A separate dwelling would be out of keeping with the pattern of development in the area and is not supported. However, an ancillary accommodation condition will be part of the decision notice to ensure the garage conversion into habitable accommodation remains ancillary to the main dwelling.

Therefore, it is considered that the proposal would be acceptable in principle.

Principle- Countryside: The application site is situated within countryside and is therefore, subject to Policy CP11 of the Core Strategy. CP11 does not permit development outside of development limits unless it falls within exemption criteria including:

2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and

4. In the case of residential extensions, it does not result in inappropriate increases in scale, form or footprint of the original building;

Given the nature of the application, there would only be internal changes and additions of windows and doors. Hence, the garage conversion into habitable accommodation would not have adverse impacts upon rural character of its setting. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area: The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new windows would be similar to the existing in size and proportions of current ground floor window along Hollybush Ride, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy. Furthermore, the changes would not be very visible from the public realm given the nature of the application site and would not harm the street scene.

Neighbouring Amenity:

Overlooking: The proposed garage door on the side elevation would be replaced by 2

windows. There would be no overlooking concerns as the windows would overlook onto the front drive and road as well as being screened by the existing fence.

On the front elevation, the existing window would be replaced by a door and new window. These additions would be screened by a brick wall side boundary, thus no harmful overlooking.

On the other side elevation, the existing rear door would be infilled and a 3m in width bi-folding door would be added. These additions would overlook onto the garden and lake, thus no harmful overlooking.

Loss of Light/Overbearing: Given the nature of the application, no concerns with regards to loss of light or overbearing.

Highway Access and Parking Provision: The proposal involves converting the existing garage into two additional habitable rooms ancillary to the main dwelling. As the existing garage of dimensions 7.3m x 5.8m meet the council's requirement for car parking as a single bay garage, there will be a loss of 0.5 parking space. Three driveway parking of dimensions 5m x 2.5m are proposed within the red line.

While the total numbers of habitable rooms cannot be identified from the submissions, the proposed development is likely to have a total of 8+ habitable rooms.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three driveway parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The three proposed driveway parking spaces are acceptable.

The garage has been removed from the proposal. The officer has requested a cycle parking condition, however given the nature of the application such condition is deemed not necessary.

Built Heritage: The proposed conversion of the integral garaging of the modern detached dwelling of Kingslake House would not have any harmful impact to the setting of adjacent neighbouring dwelling that is the listed King's Lodge. As such from a heritage stance there is no objection to the proposed works.

Landscape and Trees: The site is in Countryside and subject to Tree Preservation Order (TPO) 317/1986, W1, on all Corsican pine, Scots pine and birch of whatever age. The northeast corner of the site is within the listed building buffer zone of grade II listed Kings Lodge. The site can be viewed from the Green Routes of Nine Mile Ride and Lower Wokingham Road.

Due to the location within the plot and the screening vegetation the external alterations would provide scant Green Route views. The tree and landscape officer suggests that what could be seen would merge into the existing built form, thus no harm to the street scene.

The demarcations and constraints of the site are not impacted by the proposal as it is for a discrete conversion of an existing building. Tree protection information has been provided which protects important trees during the construction stage. The officer has suggested a tree protection condition to ensure the precautions are followed. However, given the proposal is for a garage conversion and no new ground is being broken. Therefore, such condition is not deemed unnecessary.

Ecology: All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.

The ecologist has recommended a condition that would restrict external lighting to be installed. This request is considered to be disproportionate to the scale of development and the nature of the findings. As such, it is considered unnecessary in this instance.

The ecology officer recommended a condition in relation to trees, however given the proposal is for a garage conversion and no new ground is being broken. Therefore, such condition is deemed unnecessary.

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
Date:	4 February 2025
Earliest date for decision:	5 January 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	4 February 2025