

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250532
Site Address:	116 Hilmanton, Earley, Wokingham, RG6 4HJ
Expiry Date:	2 May 2025
Site Visit Date:	26 March 2025
Proposal: Householder application for the proposed erection of a single storey rear extension, following the demolition of the existing conservatory, plus the conversion of the garage to a residential annex along with a first floor extension, a two storey front extension, and 1 no. dormer.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
040112	Proposed single storey rear extension to dwelling to form conservatory.	Approved: September 2004

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC CIL – Requested further information

External

None

REPRESENTATIONS

Earley Town Council	Raises objection to this application and recommends that WBC refuses the application as by virtue of its inappropriate built form, mass and height, it is considered that the garage extension is out of character with the area and will adversely impact the amenity of neighbouring properties, contrary to Policy CP3.
Ward Member(s)	No comments received
Neighbours	4 letters received raising the following concerns: - The potential for the converted garage to be used as a separate dwelling. - The increase in size would cause the development to be overbearing. - Represents an overdevelopment of the plot. - It would set an undesirable precedent. - The development is out of character with the street scene. - The potential for glare from the proposed rooflights. - Increased pressure on parking.

APPRAISAL

Context: The application site is located amongst a densely built residential area in Earley. The plot is occupied by the existing two storey dwelling and detached garage.

This application seeks planning permission for the conversion and extension of the existing detached garage, in order to create a residential annexe. The proposal also comprises the erection of a single storey extension to the rear of the host 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.

Annexe Accommodation: A primary concern raised throughout the objection letters received relates to the potential for the converted and enlarged garage to be used as a separate dwelling. In this regard, the LPA accept that the proposal contains all internal facilities (two bedrooms, two bathrooms, a kitchen and a large music room) for primary residential accommodation.

Notwithstanding the above, in the case of *Uttlesford District Council v Secretary of State for the Environment and White* [1992] JPL 171, this establishes that there is no reason in law why an annexe being occupied by a relative of the family, as is the intended purpose of the proposed annexe in this instance, should become a separate planning unit from the main dwelling, even if it contains all the facilities required for day-to-day living.

It has been confirmed by the agent through additional correspondence that the annexe would accommodate additional habitable space for the eldest child of the applicants and is not intended to become a separate dwelling. The building would share private amenity space, parking provision and would not result in a material change of use away from the entire site being used as a single dwellinghouse.

As a result of all the above, it is considered that the proposed scheme is not tantamount to a new dwelling and is akin to an annexe. Nonetheless, a condition should be included in any approval to ensure the building remains ancillary to the dwellinghouse and does not become an independent dwelling or other independent use, which would require separate planning permission.

Character of the Area: The external alterations to facilitate the creation of the annexe comprise the raising of the ridge, a two-storey infill extension to the front and the installation of a pitched roof dormer.

Despite the notable increase in size, the annexe would be visually subservient to that of the host dwelling, owing to its lower ridge height, its set back from the principal elevation and the structures unimposing design. The enlarged structure would retain the fundamental characteristics of the existing garage, thus not significantly altering the nature of built form on the site.

Further to the above, the proposal makes an efficient use of space within the site whilst maintaining the appearance and overall design aesthetic of the residential nature of the site. The materials proposed reflect that of the materials used throughout the host dwelling to ensure a consistent character is promoted within the site and maintaining the character of the wider housing estate.

The proposed fenestration changes to the garage to facilitate its conversion are limited and are proportionate in size to the existing fenestration serving the main dwelling.

The dormer would have a pitched roof and would comply with the Borough Design Guide in that it would be set back from the sides of the roof, as well as set down from the ridge of the host structure. It would appear as a proportionate and acceptable addition to the converted and enlarged building.

With regard to the single storey extension of the dwelling, its modest scale and inconspicuous position to the rear would limit its impact on wider character. In any case, its unimposing design would ensure a seamless integration into the existing built form.

Overall, the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking: The first-floor rear window on the annexe would provide oblique views of the adjacent sites rear gardens, however, this would not result in direct overlooking. Similarly, the outlook from the proposed front facing dormer would have unobstructed views of the adjacent plots on the eastern side of Hilmanton, however, this is a typical suburban arrangement and does not constitute any concerns on overlooking grounds.

Loss of Light & Overbearing: The annexe would undoubtedly increase the scale of built form along the southern boundary of the site, however, due to the pattern of development within the wider area, this would not directly impact upon any of the neighbouring houses themselves. The enlarged structure is likely to impact upon a small section towards the rear of No.116 with regard to a loss of light, however, this would not detrimentally impact the amenities of the neighbouring occupants.

Highway Access and Parking Provision: Following changes to the parking plan submitted with this application, in which the parking provision has reverted back to the current arrangement, no concerns have been raised by the Highways Officer.

Conclusion: For all the above, the proposal is acceptable, and the application is 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

Date:	24 April 2025
Earliest date for decision:	28 March 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	30 April 2025