



PLANNING STATEMENT

**PLANNING APPLICATION FOR CONVERSION OF LINK-
ATTACHED GARAGE TO A RESIDENTIAL ANNEX at**

41 Wiltshire Avenue, Crowthorne, Berkshire, RG45 6NH

**PREPARED BY
FIONA JONES BSc(Hons) BTP MRTPI**

March 2025



1.0 INTRODUCTION

- 1.1 This Planning Statement accompanies a Full Planning Application submitted to the Local Planning Authority; Wokingham Borough Council (herein referred to as the LPA) pertaining to the conversion of existing link-attached garage to a residential annex at 41 Wiltshire Avenue, Crowthorne, Berkshire, RG45 6NH.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site is located on the western side of Wiltshire Avenue, which is located within the built-up area of Crowthorne, within the settlement boundary. The application site comprises a detached four-bedroom property which benefits from a large front driveway and private rear garden.
- 2.2 Pictures of the existing link-attached garage and application site are situated below:



Existing link-attached garage (front elevation)



Existing link-attached garage (rear elevation)



Existing link-attached garage and dwelling (rear elevation)



Existing access gate between dwelling and link-attached extension

3.0 PLANNING HISTORY

- 3.1 Below sets out the planning history for the property, all undertaken by the previous owners to the house.
- 3.2 Ref. 222911 – Approved Lawful Development Certificate for Link-attached garage with WC and Shower – issued on 2.11.2022.
- 3.3 Ref. 081806 – Part-retrospective application for the “*erection of single storey detached garage with shower room/wc and link to dwelling; single storey rear extension; conversion of existing garage to habitable space and extension of roof to include new dormer windows to front and rear to create rooms in loft space (Amendment to consent F/2007/2118)*” – refused planning permission on 11.09.2008.
- 3.4 Ref. 071385 – Planning application for “*erection of single storey garage with linkway to dwelling, two storey and first floor rear extension, conversion of existing garage to habitable space, extension of roof including new dormer windows to create further rooms in the roof*” – granted planning permission on 19.10.2007.

4.0 PROPOSAL

- 4.1 This planning application seeks consent for the conversion of the existing link-attached garage to an annex to be occupied by the applicant’s father.
- 4.2 Minor external alterations are proposed to the existing link-attached garage to allow for its conversion which includes additional windows and doors to serve proposed habitable rooms.
- 4.3 The proposed annex would comprise of a bedroom, lounge area and kitchenette and shower room with wc whilst maintaining a storage area accessed from the front garage door.

5.0 PLANNING POLICY

- 5.1 The development plan comprises the Wokingham Borough Local Development Framework Adopted Core Strategy (January 2010), and the Wokingham Borough Development Plan (February 2014). The National Planning Policy Framework (NPPF) from 2024 is also a material consideration.

National Planning Policy Framework 2024 (NPPF)

- 5.2 The key chapters applying to the site (but are not limited to):
- 4. Decision-making

- 5. Delivering a sufficient supply of homes
- 11. Making effective use of land
- 12. Achieving well-designed places

Wokingham Borough Core Strategy (2010) – Core Strategy Policies

5.3 The policies which are relevant to this proposal are:

- CP1 – Sustainable development
- CP2 – Inclusive communities
- CP3 – General Principles for development
- CP5 – Housing mix, density and affordability
- CP9 – Scale and location of development proposals
- CP17 – Housing delivery

Wokingham Borough Development Plan (2014) – Development Plan Policies

5.4 The policies which are relevant to this proposal are:

- Policy CC01 – Presumption in Favour of Sustainable Development
- Policy TB05 – Housing Mix
- Policy TB07 – Internal Space Standards
- Policy TB09 – Residential accommodation for vulnerable groups

Wokingham Borough Council Supplementary Planning Guidance/Documents:

- Interactive Borough Design Guide SPD (2012)
- Crowthorne Village Design Statement SPD (2009)

6.0 PLANNING CONSIDERATIONS

6.1 The main material planning considerations to be considered as part of this assessment are as follows:

- Principle of Development
- Character and Design
- Neighbour Amenity
- Transport Matters and Parking

Principle of Development

- 6.2 The proposed development comprises of the conversion of the existing link-attached garage to an annex to serve the applicant's father – hence a 'grandad annex'.
- 6.3 Section 5 of the NPPF refers to 'Delivering a sufficient supply of homes'. Paragraph 63 states: *"Within this context of established need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups include (but are not limited to) those who require affordable housing (including Social Rent); families with children, looked after children; **older people** (including those who require retirement housing, housing-with-care and care homes) (emphasis added).*
- 6.4 Paragraph 2.37 of the adopted Core Strategy states: *"We expect a significant increase in the numbers of older people and those with disabilities in Wokingham Borough over the next 20 years. In particular the numbers of those over 85 will rise by over 100%. We need to find new, cost-effective ways, to provide the necessary support and care to these members of our community. Our aim is to reduce the proportion of people who are cared for in residential and nursing homes and to enable people to stay in their own homes (including extra care and supported housing) with the accessible care and support they need".*
- 6.5 Policy TB09 of the adopted Local Plan refers to 'Residential accommodation for vulnerable groups' which states that "The Council will in principle support proposals which provide for the following types of accommodation to provide for peoples' needs over a lifetime:". Point d) includes 'Proposals that allow the elderly and those with disabilities to remain in their own homes or purpose-built accommodation'.
- 6.6 As such, the proposed conversion of the existing garage for use as an annex for the applicant's elderly father is considered to be acceptable in principle, subject to complying with all other relevant development plan policies and guidance. The plans include enclosing the Linkway between annex and house for convenience, which also demonstrates that the annex will be used as an integral part of house. The applicants would accept a condition to be added to the planning permission to ensure the annex is used solely for family members and not to be used by un-related members of the Jarvis family.

Character and Design

- 6.7 In accordance with national and local plan policies, the proposed development would not harm the character and appearance of the area, or the host dwelling.

- 6.8 The proposal consists of the conversion of an existing link-attached garage to a residential annex. The proposed development utilises an existing building within the residential curtilage of No. 41 Wiltshire Avenue and does not propose any additional built form. Minor alterations are proposed to ensure the building is suitable for its proposed use, such as additional windows and doors. When viewed from the street scene of Wiltshire Avenue, the proposed conversion would not be noticeable and visually, would continue to appear as it currently exists.
- 6.9 The proposed annex would be used in connection with the existing dwelling and therefore would not incorporate any separate means of parking provision or private amenity space.
- 6.10 As such, the proposed development is considered to be acceptable when taking into account the character and appearance of the area, and the minor alterations proposed to the existing building.
- 6.11 Therefore, the proposal complies with the provisions of the adopted Core Strategy (2010), the adopted Local Plan (2014) and the Borough Design Guide SPD (2012) and National Policy.

Neighbour Amenity

- 6.12 Local Plan Policy CP3 refers to 'General Principles for development'. It states that "*Planning permission will be granted for proposals that:*". At point a) "*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 without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life*".
- 6.13 The annex would be occupied by the applicant's aging father, ancillary to the main dwelling at No. 41 Wiltshire Avenue which can be conditioned as part of a planning permission. Minor external alterations are proposed which include the addition of new windows and doors to serve the proposed annex. The proposed additional fenestration would be located in the south flank elevation which faces the main dwelling and would not therefore look onto neighbouring properties. The proposed conversion of the existing garage to an annex would not result in a material loss of amenity to neighbouring properties as a result of overshadowing, eroding privacy or being overbearing.
- 6.14 As such, the proposed development would not adversely affect the amenities of neighbouring properties and would comply with the adopted Development Plan and National Policy.

Transport Matters and Parking Provision Details

- 6.15 The proposed development would create one additional bedroom within the existing residential curtilage. However, as this is to serve as a residential annex for the applicant's father, it would not warrant the provision of further car parking. The garage has not been used for parking a car in the time since the new owners have lived at this property due to its substandard size. Notwithstanding this, the application site benefits from a large front driveway which is able to accommodate a sufficient level of parking provision to serve the dwelling and annex.
- 6.16 As such, the proposed development is not considered to have any parking or highway implications.

Biodiversity issues

- 6.17 The Biodiversity Net Gain requirements (Environment Act 2021 and Schedule 7A of the Town and Country Planning Act 1990) allow for exemptions (The Biodiversity Gain Requirements (Exemptions) Regulations 2024), which includes the de-minimis exemption. This relates to development that does not affect a priority habitat and impacts less than 25 sqm of on-site habitat or 5 metres of linear habitats.
- 6.18 The proposed works are internal only and would thus not impact on any habitat at the site.

7.0 CONCLUSIONS

- 7.1 The development aligns with the Wokingham Borough Core Strategy, Local Plan and Borough Design Guide SPD and national policy as it constitutes good quality sustainable development which ensures that the applicant's elderly dependant relative can stay in the home, be looked after by their relatives with the care and support they need, reducing the need for a nursing home place in accordance with the adopted Core Strategy aim.
- 7.2 The proposed development would not cause harm to the character and appearance of the site and the surrounding area, nor cause harm to the amenities of neighbouring properties.
- 7.3 In summary, for the reasons set out in this statement, there would be no conflict with planning policy. In light of this, it is considered that the proposed development complies with the relevant policies and should be granted planning permission.