

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253158
Site Address:	9 Crescent Road, Wokingham, RG40 2DB
Expiry Date:	25 March 2026
Site Visit Date:	10/02/2026
Proposal: Full application for the proposed change of use of the ground floor of the building to a residential flat (Use Class C3).	

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction TB12 – Employment Skills Plan TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements gardens NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH2 – Safeguarding amenity DH5 – The historic environment HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
01176	Conversion into three flats	Approved, 08/08/1974
02045	Change of use of ground floor to dental surgery	Approved, 20/02/1975
021936	Proposed 2 storey rear extension to form dental surgery on ground floor with dining room extension to residential flat at first floor.	Approved, 12/02/2003
051509	Proposed variation to condition 3 of consent 02045 to allow for change of use from a dental surgery to a veterinary surgery.	Approved, 17/03/2005

CONSULTATION RESPONSES**Internal**

WBC Highways – Further information requested.
WBC Public Rights Of Way – No comments received.
WBC Built Heritage Officer – No objections.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL**Site Description:**

The application site relates to a three-storey property located in an established residential area. The surrounding area is characterised by detached, semi-detached and terrace properties that are vary in design and appearance.

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.

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 site is located within the major development location of Wokingham. Policy CP9 of the Core Strategy states that *'The scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility.'*

The application site comprises a three-storey building originally constructed as a single dwelling. In 1974, planning permission was granted for its conversion into three separate residential flats. In 1975, a further permission allowed the change of use of the ground floor to a dental surgery. This use was subsequently changed to a veterinary surgery in 2005, and the unit is now operating as a beauty salon known as 'bExtravagant'.

Planning permission is now sought to revert the ground floor back to residential use, creating a one-bedroom apartment and effectively reinstating the original three-flat arrangement approved in 1974.

In considering the proposal against Policy CP9, the loss of a commercial service use means that the development does not align with the scale of facilities and services in the area, as an existing service would be removed to accommodate a residential unit. However, the site is located within Wokingham, a major development location with a wide range of alternative accessible services and facilities. Furthermore, the proposal would contribute to housing provision by delivering an additional residential unit, supporting the objectives of Policy CP17 and Section 5 of the NPPF in boosting housing supply.

Overall, the proposal results in the loss of a commercial use but is acceptable in principle, providing additional housing within a well-served Major Development Location.

Character of the Area and Built Heritage:

The application site is located within the Murdoch Road Conservation Area. No external alterations are proposed as part of the change of use of the ground floor to a residential flat. The removal of existing business signage is anticipated to result in a minor improvement to the character of the Conservation Area. Accordingly, no objections are raised on heritage or character grounds, and the Council's Built Heritage Officer has confirmed no objections.

Neighbouring Amenity:

As the works are internal, no concerns arise regarding loss of light, overbearing impact, or overlooking.

Housing Amenity:

Internal amenity:

Policy TB07 of the MDD Local Plan and R17 of the Borough Design Guides require adequate internal space to ensure the layout and size of new dwellings achieves good internal amenity. The Technical housing standards – nationally described space standard sets out the minimum standard internal space requirements for new dwellings. A minimum standard of 50m² applies for a one storey, 4-bedroom dwelling. The proposal would accord with this requirement.

Double bedrooms should have a minimum area of 11.5sqm, single bedrooms should have an area of 7.5sqm, living spaces should have a minimum area of 23sqm and there should be provision for storage. The proposed bedrooms meet the required minimum and the combined total of that in kitchen, living and dining room is satisfactory. Sufficient built-in storage would also be available. As such, the proposal would accord with local and national space standards, therefore, is acceptable in this regard.

External amenity

Policy TB07 of the Managing Development Deliver Local Plan and Principle R17 of the Borough Design Guide require adequate internal space to ensure the layout and size achieves good internal amenity. Principle R16 of the Borough Design Guide requires that rear gardens are at least 11 metres deep and 1 metre set back from the boundary to allow access thereto.

The rear garden comfortability exceeds this requirement.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and raises no objection in principle, noting that the change of use from a ground floor beauty salon to a residential flat is unlikely to result in a significant impact on the wider highway network. The site is also considered to be in a sustainable location with good access to local facilities and transport options.

In respect of parking, the Officer advises that, depending on the number of habitable rooms, the development would typically require one to two parking spaces in accordance with the Council's Parking Standards. The submitted plans indicate the provision of one garage space and one driveway space; however, clarification was sought as to how these spaces are allocated across the three flats within the building.

The applicant has confirmed that the existing parking arrangement will remain unchanged, with the ground floor unit retaining two parking spaces and use of the garage which can accommodate cycle storage, while the first and second floor flats do not have access to on-site parking. Given that this reflects the current situation, together with the site's sustainable location and the likelihood that the change from commercial to residential use would reduce overall parking demand, no objections are raised to this arrangement.

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed 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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	19 March 2026
Earliest date for decision:	5 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.03.2026