

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242122
Site Address:	34 Carey Road, Wokingham, RG40 2NP
Expiry Date:	18 October 2024
Site Visit Date:	30 August 2024
Proposal: Householder application for the proposed conversion of a garage into a habitable living space.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Wokingham (Major Development Location)
Great Crested Newt Consultation Zone – Amber Risk Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Historic Flooding Points Consultation Zone

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 CP7 – Biodiversity 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
241801	Application for a certificate of lawfulness for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration.	Application withdrawn

CONSULTATION RESPONSES

Internal

WBC Drainage – No comments received
WBC Highways – Request further information (see main body of report)
WBC CIL – Development is not CIL liable

External

None consulted

REPRESENTATIONS

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

APPRAISAL

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:

The existing garage is proposed to be part-converted to include a utility room. Externally, the front garage door will be replaced by fenestration and brickwork to match the host dwelling, whereas to the rear the existing french doors are proposed to be minorly repositioned to the left of the garage's rear façade.

The external changes proposed to the dwelling would negligibly impact the visual amenities of the area and are therefore acceptable.

Neighbouring Amenity:

The nature of the proposals do not warrant any adverse neighbouring amenity concerns.

Highway Access and Parking Provision:

The garage is to be converted, leaving only 1no. parking space on site and there is insufficient front garden space to facilitate another.

WBC Highways have subsequently requested details of a second parking space but it is important to note that the garage dimensions (5.25 x 2.9 metres) falls short of the Council's recommended minimum internal dimensions for garages (6 x 3 metres). Therefore, the garage accommodation cannot be counted as an existing parking space.

As the existing parking provision is therefore not affected by the garage conversion, there are no objections raised in this regard.

Amenity Space:

The proposals would not harm the usability of the dwelling's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 but is located within an area that experiences historic flooding. Despite this, the nature of the proposals do not warrant any flooding or drainage concerns.

Landscape and Trees:

No vegetation would be harmed by 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, 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:	Approval
Date:	17 September 2024

Earliest date for decision:	14 September 2024
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	18.09.2024