

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242190
Site Address:	1 Reynards Close, Winnersh, Wokingham, RG41 5NT
Expiry Date:	24 October 2024
Site Visit Date:	6 September 2024
Proposal: Householder application for the proposed garage conversion into habitable accommodation, single storey side extension following demolition of existing side extension and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Winnersh (Major Development Location)
Great Crested Newt Consultation Zone – Green Risk Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
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
No relevant planning history for the site.		

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to condition(s)
WBC CIL – Development is not CIL liable

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objections
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 proposed single storey side extension would have a 4.5 metre tall gable roof form and would span the entire width of the dwelling's western side elevation whilst also extending a further 1.2 metres from the rear of the dwelling. The extension would replace an existing single storey store structure and a section of 1.8 metre close boarded fencing and would abut the adjacent footpath.

The side extension, whilst representing an increase in massing on a prominent corner plot sited adjacent to the two-way junction leading into Reynards Close, would be a proportionate and subservient addition to the dwelling that would not be visually dominant within the street scene, aided by the large amenity land buffer between the roadside and the dwelling's western elevation. Overall, its impact on the character of the area would be acceptable.

The proposed conversion of the garage would replace the existing garage door with fenestration and brickwork to match the host dwelling. The impact of this change would negligibly impact the visual amenities of the area and is therefore acceptable.

To facilitate the side extension and garage conversion, a large area of front garden area would be lost to an extended driveway. Revised plans have been received which include provision of alternative landscaping to mitigate that lost by the development. A formal planting plan will be secured prior to the occupation of development via condition.

Neighbouring Amenity:

Overlooking:

The nature of the proposals warrant no overlooking concerns.

Loss of Light and Overbearing:

The siting of the development in relation to the neighbouring properties raises no loss of light or overbearing concerns.

Highway Access and Parking Provision:

The proposal will result in an increase from 4 to 6 habitable rooms and conversion of the garage. The submitted drawing indicates an additional driveway parking space to be provided and this represents +0.5 space increase (WBC parking standards refers to existing garage as 0.5 space). The proposed level of parking is considered acceptable in this instance.

The existing dropped crossing is considered acceptable to serve the extended driveway and is already surfaced with a hard bound material.

Subject to compliance with the parking layout proposed, WBC Highways have no objections.

Amenity Space:

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

Flooding and Drainage:

The site is located within Flood Zone 1 and the proposals are very modest in terms of additional ground floor footprint. There are therefore no adverse flooding concerns.

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

There are no anticipated ecological impacts.

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:	14 October 2024
Earliest date for decision:	19 September 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.10.2024