

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250750
Site Address:	18 Silverdale Road, Wargrave, Wokingham, RG10 8EA
Expiry Date:	29 May 2025
Site Visit Date:	28 April 2025
Proposal: Householder Application for proposed garage conversion and raising of the roof to create habitable space, addition of front porch and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Development Location - Wargrave

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
240730	Householder application for proposed single storey front extension to create a porch, single storey side extension, part single part two storey rear extension, widening of the existing driveway with changes to the fenestration following the demolition to the existing garage and the existing carport.	Approve 4 July 2024
15/63	Detached house and garage.	Approve

		21 February 1963
O/84/61	Outline application for 7 dwellings.	Approve 20 April 1961
204/52	Outline application - dwellings	Approve 10 June 1962
PD/464/59	Roads and sewers	Approve 10 November 1959
O/162/59	Outline application 5 bungalows	Approve 8 September 1959
O/65/58	Outline application for 3 bungalows	Approve 8 July 1958
235/53	Outline application residential development	Approve 12 May 1953

CONSULTATION RESPONSES

Internal

WBC Highways – Requested Further Information Regarding Parking
WBC Ecology – No Objection Subject to Condition

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site is a 1960s two-storey detached dwelling, with an integral flat roof garage and car port to the side with wooden gates. The driveway has off-street parking; the front garden is open and there is a private residential garden to the rear. Planning permission granted in 2024 has not been implemented for a single storey front extension to create a porch, single storey side extension, part single part two storey rear extension, widening of the existing driveway with changes to the fenestration following the demolition to the existing garage and the existing carport.

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.

Proposal: A garage conversion to create a WC, utility room and kitchen dining room, plus a front porch extension and changes to fenestration. The front elevation of the garage will have a sloping roof measuring 3.6m in height and the garage door will be replaced by a window to serve the utility room. On the side elevation there will be 1 no. door to the utility; the flat roof will have 1 no. roof lantern, and the height of the roof will be raised to 3.2m from ground level. The front porch extension will have a pitch roof and measure 3.85m in height, extend 1m forward of the principal elevation and be 4m in width. The ground floor doors and windows on the rear elevation will be replaced with 3 no. paned bi-fold doors and 2 no. paned patio doors. All windows will be replaced, and the red brickwork to external walls will be rendered on the front elevation and part of the side elevation.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, 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. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Front extensions should not project significantly forward of the building line.

Silverdale Road is a residential street which consists of two-storey detached dwellings, chalet bungalows and bungalows of varying designs and ages. Overall, the building line is linear in appearance, but some properties are set further back than others, for example 20 Silverdale Road is set slightly back from no. 18.

The proposed front elevation would be rendered. The porch extension would have a pitch roof, be approximately 1 metre in depth, 4 metres in width, and 3.85m in height. The front elevation of the garage conversion would have a sloping roof and be 3.6m in height. The immediate neighbour at no. 20 has a front porch and garage with sloping roof. There are other properties in the street with a rendered external finish, for example no.20 and 21 Silverdale Road. Therefore, due to the limited depth and relatively modest scale of the proposal when viewed from the street, it would not

result in significant harm to the character of the area or the host dwelling.

Overall, the proposal does not conflict with Policies CP1 and CP3 of the Core Strategy or the guidance in the BDG.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The front porch would be forward of the principal elevation of the immediate neighbours at no 26 and 20 Silverdale Road and side elevation of the garage would have a door instead of a window. The rear window serving the kitchen would replace a small window and door in the same location. Therefore, there would be no significant increase in overlooking.

Loss of Light: The increase in roof height of the garage conversion would be 0.7m at the front where there is a dummy pitch and the flat roof behind would be 0.3m higher. The extension would not face onto a habitable room and would be single storey. Therefore, the proposal would not reduce light to the neighbouring property.

Overbearing: The BDG states that the eaves height of single storey extensions should not exceed 3m within 2m of a side boundary. The proposed roof of the garage conversion would be 3.6m in height and be 2.6m from the boundary with no.20. Therefore, there are no concerns related to overbearing.

Overall, the proposal would comply with CP3 of the Core Strategy in relation to overbearing and neighbour amenity.

Highway Access and Parking Provision: The Highways Officer has commented that *“The proposal will result in an additional habitable room and conversion of the garage. Highways request a revised plan which indicates two driveway parking spaces within the red line. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The driveway shall be surfaced with a hard bound material.”*

Officer response: One parking space will be lost and the garage conversion will create one additional habitable room on the ground floor. It will facilitate the reconfiguration of the ground floor layout to provide a study, lounge, kitchen diner, utility room and WC. No changes are proposed to the first floor. The site plan shows 2 no. parking spaces within the red line and each one measuring 5.0m x 2.5m.

Ecology: The Ecology Officer has been consulted because the site is in an area suitable for bat roosts. A preliminary bat roost assessment and emergence surveys were completed in 2024 and found no bats emerging from the roof, with negligible potential for bats to be roosting in the main roof. However, a lot of bat activity was observed on site and the surrounding habitats for commuting and foraging. Therefore, to ensure a level of protection during the development, the Ecology Officer has requested the following condition:

The development hereby approved shall be carried out in accordance with the details as agreed in Appendix 1 of 'Emergence Survey Report - Bats (ref.

CE4251-01)' received by the Local Planning Authority on 27th June 2024. The measures contained within the report shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

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:	Yes
Recommendation:	Approve
Date:	19 May 2025
Earliest date for decision:	20 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21/05/25