

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242468
Site Address:	17 Finstock Close, Earley, Wokingham, RG6 4JX
Expiry Date:	25 November 2024
Site Visit Date:	08/11/2024
Proposal: Householder application for proposed part first floor side extension with changes to fenestration and a garage conversion to create a dining room and W/C.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
JCEB Mineral Safeguarding Areas

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 CP8 – Thames Basin Heaths Special Protection Area 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 CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
Joint Minerals and	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

Waste Plan (JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant planning history for this site.

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to condition
WBC CIL – not CIL liable

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objection but requests a condition that the proposed second parking space on the front garden is constructed in hard paving and completed prior to first occupation of the new first floor bedroom. <i>(Officer's note: see appraisal section below.)</i>
Ward Member(s)	No comments received
Neighbours	A letter from the resident of no. 18 Finstock Close stating they have no objection.

APPRAISAL

Site Description:

The application site comprises a two storey detached dwelling with attached single storey garage on the northern side. The immediate surrounding area is residential in nature with two storey detached properties of similar design, some of which have been altered over time.

Proposal:

Planning permission is sought for the proposed first floor side extension over the existing garage to include an additional bedroom and ensuite at first floor level, plus the conversion of the existing garage into a dining/utility and WC. The existing garage door is to be replaced with a window to match those existing on the house. The proposed plans indicate the external materials are also to match the existing.

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 proposal is for a first floor side extension over existing garage, and conversion of this garage to create habitable accommodation. The property forms part of a row of similar houses along Finstock Close, some of which the site visit confirmed have already undergone first floor side extensions of almost same design as the one proposed with this application, including the adjoining property no. 16 Finstock Close.

The proposed first floor side extension would be set back from the main building line of the dwelling and would extend to reach almost the same ridge height of the roof of the main dwelling; nevertheless, it would appear a clearly subservient extension that would not detract from the character and appearance of the street scene or local character.

The conversion of integrated garage to create habitable accommodation would involve replacement of existing garage door with brickwork and a window which would result in an altered front elevation of the property. However, this would not have a detrimental impact on the neighbourhood character since it would not increase the footprint or mass of the property nor would it be an intrusive feature of the street scene, as other properties across the area have benefitted from similar garage conversions.

Neighbouring Amenity:

The proposed extension would have the same width of the existing side garage, maintaining the existing gap of circa 1m between the host dwelling and the shared boundary with no. 16 Finstock Close, in accordance with the Borough Design Guide. The site visit confirmed that no. 16 has no windows on its side elevation facing the application site, and since the proposed extension would not project beyond the main rear wall of this property, there would be no negative impact upon the private amenities of this neighbouring property in terms of loss of light or overbearing impact. Furthermore, the new first floor windows in the front and rear elevations would have similar views of other existing windows, so there would not be any significant overlooking impact upon neighbouring amenities.

Highway Access and Parking Provision:

The proposal will result in additional habitable rooms and conversion of the garage. The garage internal dimensions do not meet the councils current standards for parking a car. The submitted drawing indicates that an additional driveway parking space is proposed. This would result in a 0.5 space increase due to the existing garage counting as 0.5 space (WBC parking standards refers). The WBC Highways

Officer indicates that the proposed level of parking is therefore considered acceptable in this instance.

To achieve the proposed parking space, part of the public highway service margin may need to be surfaced with a hard bound material. As there is no footway in this location, the WBC Highways DC has no technical objection to a parked car overhanging the service margin as this would not represent a permanent obstruction. This would also provide additional off-street parking in a location where on-street parking is undesirable. The existing dropped crossing is considered acceptable to serve the extended driveway. The provision of this parking space will be secured by condition, including the surfacing of it.

A precedent has already been set within Finstock Close for similar works; however, any works within the service margin will require separate consent from the councils Highway Assets team and any planning permission does not authorise such works. This will be added as an informative to the decision (if approved).

Amenity Space:

The existing rear amenity space will remain unaltered and capable of accommodating typical garden activities.

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:	11 November 2024
Earliest date for decision:	22 October 2024

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	11 November 2024