

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250555
Site Address:	16 Cannock Way, Earley, Wokingham, RG6 4EF
Expiry Date:	6 May 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for the proposed garage conversion into habitable accommodation, plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

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

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – None

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

Parish/Town Council	Early town Council – No objection
Ward Member(s)	No comments received
Neighbours	One commenter objecting regarding the vent which will go out directly over his property <i>Officer comment – this is not a planning matter, this will be dealt with by building control and hence will not be assessed in this report.</i>

APPRAISAL

Site Description:

This site relates to a linked bungalow in the major development location of Early.

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:

This application proposes convert the existing garage to habitable space. This will involve a change to the front and rear elevation, but no new built form. The change to the front elevation would involve a change from current garage door to a window that is in keeping with the rest of the dwelling. This will be seen from the public realm but is a minor change and would cause no harmful impact on the character of the area.

Neighbouring Amenity:

As there is no new built form proposed there would be no negative impacts on neighbouring amenities.

Highway Access and Parking Provision:

The Highways officer has recommended that two spaces be retained for the development. The garage conversion will mean one space is lost, however the existing driveway is only just short of the space required to meet WBC parking standards for two spaces, and there is no issue with unallocated on-street parking in the area, as observed on a site visit. Therefore the existing parking provision is deemed acceptable to serve the 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:	Approved
Date:	1/5/25
Earliest date for decision:	1 April 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.05.2025