



DELEGATED OFFICER REPORT

Application Number:	242919
Site Address:	2 Hampshire Way, Wokingham, RG41 3AX
Expiry Date:	14 January 2025
Site Visit Date:	21 November 2024
Proposal: Householder application for the proposed garage conversion.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals: Major Development Location
Great Crested Newt 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
17895	Detached house and garage	Approved 27/07/1982
241677	Householder application for proposed dropped kerb and new driveway, garage conversion to create habitable accommodation and erection of new front boundary wall.	Refused 23/08/2024
242286	Application for a certificate of lawfulness for the proposed installation of porous hard standing in the front garden	Approved 24/09/2024

CONSULTATION RESPONSES

Internal

WBC Highways
WBC Digital Solutions Scanning

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is a 1980's two-storey detached dwelling located at 2 Hampshire Way in Wokingham. The street scene comprises detached dwellings of a similar design and age with open plan front gardens and driveways. 2 Hampshire Way is one of four properties forming a small crescent around a shared driveway that provides vehicular access to the neighbouring properties. The orientation of the dwelling is set so that the side elevation (west facing) is adjacent to the highway and vehicular access is at the rear of the property where there is a driveway with space for 1 car, plus a double garage that can accommodate 2 cars. The application site has a large open front garden that is laid to grass, small bushes and a semi-mature silver birch tree. The rear garden is bordered by a 2-metre-high brick wall that is set back from the highway.

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

The proposal is to convert a double garage to create a family room, storeroom and WC. The external dimensions of the existing garage are: 5.5m by 5m by 4.5m in height. The garage doors will be replaced by 2 windows and a door and window will be added to the east elevation facing into the rear garden.

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.

The proposed garage conversion is appropriate in terms of scale, mass, built form and height and is not detrimental to the character of the area.

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. Furthermore, the Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

- Alterations and extensions should respond positively to the original building, contribute positively to the local character, and relate well to neighbouring properties.
- Parking in residential development should aim to accommodate car ownership in a manner that is compatible with local character and create a high-quality environment that functions well. It should also include cycle parking.

Overlooking:

The garage is located opposite no.7 Hampshire Way, and its orientation means that the proposed no.2 windows adjacent to the highway will not face directly onto the front elevation of the property opposite. Therefore, there are no overlooking concerns.

Loss of Light and Overbearing:

The proposed garage conversion will not increase the size of the building. Therefore, there are no concerns related to loss of light and overbearing.

Highway Access and Parking Provision:**Highways Officer comments:**General

The site is in relation to the Certificate of Lawfulness (Reference 242286) and a porous substrate for parking has been approved. While the parking areas are approved under the Certificate of Lawfulness, the access is yet to be covered by 242286.

Access

Despite the proposed visibility splays do not fully meet the requirement for a 30pmh speed limit road, the new access point will be an improvement to the existing access in term of visibility and therefore considers acceptable in this instance.

Separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing. The recommended maximum width by the Traffic Management team is 3.6m.

Parking

While the total numbers of habitable rooms cannot be identified from the submission, according to the WBC Car Parking Standards, the development in Urban location will generally require two to three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The approved parking area will have sufficient spaces for three parking spaces to meet the WBC parking requirements, which is acceptable. However, if the garage conversion were to be occupied as a separate dwelling, there would likely be insufficient parking for both the host dwelling and the garage conversion. Hence, a condition is recommended to ensure the garage is retained as an incidental element to the main dwellinghouse.

Cycling

The direct access to the rear garden remains suitable for cycle storage, which is acceptable.

Conditions and Reasons

1. The development shall not be occupied until the vehicular access from the highway has been altered to provide a centralised circa 3.6m wide dropped crossing, unless agreed otherwise, in writing, by WBC Traffic Management (this work will need separate authorisation by the Borough's Traffic Management section).

Reason: To allow vehicular access to off-street parking spaces without causing damage to the footway and kerb and avoid undue delay in vehicles leaving the highway in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

2. Surfacing of Access

3. The garage conversion hereby approved shall be used as incidental accommodation to the main dwellinghouse (2 Hampshire Way, Wokingham RG41 3AX) and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason: In the interest of highway safety; to ensure acceptable access and parking

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:	10 January 2025
Earliest date for decision:	11 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	14/01/25