

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242976
Site Address:	3 Zinnia Close, Wokingham, Wokingham, RG41 3ND
Expiry Date:	23 January 2025
Site Visit Date:	5 December 2024
Proposal: Householder application for the proposed part garage conversion, installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
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

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM12 - Sustainable Transport Movements DM14 - Ancillary development DM15 - Site History

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document
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PLANNING HISTORY

Application No.	Description	Decision & Date
012132	Proposed single storey rear extension to dwelling.	Approved 20/07/2001
37669	Two storey side extension to form utility room with two bedrooms over.	Approved 06/06/1991

CONSULTATION RESPONSES

Internal

WBC Highways – Request further information (28/11/2024).
WBC CIL – Not CIL liable (28/11/2024).

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on Zinnia Close, Wokingham. The host dwelling is one of nine properties that form a cul-de-sac off Camellia Way. Properties in the road are similar in appearance and form.

Typical materials include red brick and tile hanging.

Proposal:

This application seeks approval for the conversion of the existing double garage to create habitable living accommodation. The conversion would facilitate the creation of one-bedroom, en-suite bathroom and storage area. One of the two existing garage doors would be retained and the other replaced with a window. The proposal also includes the insertion of two rooflights in the front elevation above the proposed ground floor bedroom and storage area, plus the existing side door replaced with one window to serve an en-suite bathroom. Proposed materials include brick 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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The proposal includes the conversion of the existing double garage to create habitable living accommodation.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The garage conversion would be retained within the existing footprint of the garage, no extension is proposed. One of the existing garage doors would be replaced with one window. Two rooflights are also proposed at ground level within the existing mono-pitch roof above the double garage. The rooflights would not harm the visual amenities of the area as their overall mass/protrusion from the existing roof would be minimal. The changes proposed to the frontage of the property are relatively minor, and the dwelling is set back more than 8m from the road, therefore, the changes would not appear obtrusive or overbearing within the street scene.

In addition, several other properties within close proximity to the host dwelling have already converted one half of the double garage to create habitable living accommodation. These include houses on Camellia Way (the road which provides access to Zinnia Close), examples include nos.1, 3, and adjoining neighbour, no.2 Zinnia Close. Therefore, the garage conversion would not be out of keeping with other properties in the local area and would not be detrimental the character of the host dwelling or street scene.

Neighbouring Amenity:

Overlooking:

The proposed garage conversion and associated changes to fenestration would result in one additional window and two rooflights in the front elevation at ground floor level. These would be more than 26m from the front fenestration of no.7 Zinnia Close. This is in accordance with guidance set out on page 47 of the Borough Design Guide which recommends a minimum 10m separation distance between property frontages to maintain privacy and limit sense of enclosure. Therefore, these elements of the scheme would cause no detrimental loss of privacy to neighbouring amenity.

Loss of Light & Overbearing:

Due to there being no changes proposed to the overall size or footprint of the existing dwelling, there would be no overbearing or overshadowing impacts generated by the proposal.

Highway Access and Parking Provision:

The proposal would increase the number of habitable rooms in the property. The Council's Highways officer was consulted and recommended a revised parking plan to show three onsite parking spaces. They recommended converting the existing front garden to driveway. Whilst this is duly noted, the existing hedging and front lawn provide welcomed natural relief to the surrounding urban landscape and adds to the character of the street scene. In addition, Zinnia Close and the surrounding streets are not covered by any parking restrictions. Therefore, any visitors to the property could park temporarily on the street if they were not able to park on the driveway. It is considered that the current parking arrangements are sufficient to facilitate the proposal.

If, in the future the owners wished to extend the current driveway, the Highways officer commented:

"If the applicant wishes to relocate the existing dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width and location of the new dropped crossing".

Conclusion:

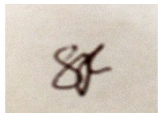
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Approve
Date:	13 January 2025
Earliest date for decision:	19 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	20.1.25