

Application Submission - Retrospective planning application for the conversion of an integral garage to habitable accommodation, and construction of an outbuilding.

Dear Sir / Madam,

The proposal relates to the retrospective conversion of an existing integral garage into habitable accommodation, and the construction of an outbuilding. The works have already been undertaken and include the removal of the garage door and installation of a window to match the appearance of the dwelling.

The application has been prompted by an enforcement investigation. Wokingham Borough Council has advised that the development is in breach of Condition 17 attached to planning permission 060468, which removed permitted development rights relevant to garage conversions at the property. The Council has invited the submission of a retrospective planning application to regularise the development, which is this application.

The principal planning consideration is the loss of a garage parking space and whether this results in an unacceptable impact upon parking provision and highway safety. Whilst the proposal removes one covered parking space, the assessment must consider the practical parking arrangements available to the property and the wider street environment.

A highly relevant material consideration is planning application 211836 at the adjoining property, 17 Potter Way. That application involved an almost identical conversion of an integral garage to habitable accommodation and was approved by the Council in 2021.

The officer report acknowledged that the development resulted in the loss of a parking space and did not fully comply with the Council's parking standards. However, the Highway Officer accepted that sufficient unallocated parking was available immediately adjacent to the property and consequently raised no objection. Planning permission was subsequently granted.

The circumstances at No. 15 are materially identical to those at No. 17.

The properties form part of the same development, share similar layouts and parking arrangements and are subject to the same planning condition 17 of the original consent.

The external alterations are modest in scale and residential in character. The replacement window is consistent with domestic design and does not appear to harm the appearance of the dwelling or wider street scene. The proposal does not increase the building footprint, height or massing and therefore has no material impact upon neighbouring amenity, daylight, outlook or privacy.

As a result, it is considered the proposed development is acceptable and should be supported by the council.

With regard to the proposed outbuilding, it is wholly compliant with the parameters of permitted development. We have included it in this application for completeness.

Conclusion

NPPF Paragraph 11c sets out that:

Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay.

As a result, the proposed development should be approved without delay.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

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