

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241842
Site Address:	8 Croft Close, Wokingham, RG41 4AN
Expiry Date:	24 September 2024
Site Visit Date:	02/08/2024
Proposal: Householder application for proposed garage conversion with new tiled garage single-pitched roof.	

PLANNING CONSTRAINTS/STATUS

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Historic Flooding Points 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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections.
WBC Highways – No objections.
WBC CIL – The proposed development would not be CIL liable.
WBC Ecology Householder – No objections.

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 relates to a two storey, terrace property located in an established cul-de-sac. The surrounding area is primarily characterised by linked detached properties that are broadly similar in design and appearance.

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 entails removing the existing garage door and replacing it with a set of windows, as well as adding a front extension to form a porch. The proposed development would be modest in height, depth, and design, and would not disrupt the group of terraced properties to an unacceptable degree, as no significant symmetry exists within the group. Additionally, the front elevation would be in keeping with the properties along the south-eastern side of Croft Close. Therefore, the proposal would

not adversely affect the character of the area.

Neighbouring Amenity:

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

In terms of overbearing and loss of light impacts, the proposals are suitably located and of modest proportions not to pose any unreasonable concerns to any neighbouring properties.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the three off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping. The Council's Drainage Officer has reviewed this application and given the modest scope of works, would not raise any objections to the proposed development.

Ecology:

The Council's Ecology Officer has reviewed this application and raises no objections to the proposed 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:	Approval
Date:	9 September 2024

Earliest date for decision:	20 August 2024
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.09.2024