

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250327
Site Address:	25 Hatch Ride, Crowthorne, Wokingham, RG45 6LF
Expiry Date:	25 April 2025
Site Visit Date:	20 March 2025
Proposal: Householder application for the proposed erection of a single storey front extension to form a porch, plus installation of a front dormer, raising of the roofs of the existing dormers and conversion of the garage to habitable accommodation with associated changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Tree Preservation Orders
Landscape Character Assessment Area

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY - None

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection subject to conditions

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This site relates to a semi-detached chalet style property in a modest development location. The dwelling currently has a rear and front facing dormer, with this application seeking to add a secondary front dormer as well as a front porch.

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:

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. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The proposed single storey front extension to form a porch is modest in terms of height, depth and design. The proposal is clearly subservient to the host dwelling and there are other examples of front porch extensions of various sizes and designs in the surrounding street scene. Consequently, it is considered that the proposal would have an acceptable impact on the character of the area.

The proposed dormer is in keeping with the host dwelling and a minor addition. The raising of the height of the existing dormers is also minor, with the height only being raised by approximately 0.2 metres. Overall, the works to the roof including the addition of a new dormer have an acceptable impact on 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.

The proposed front extension would have no adverse impact in terms of a loss of light, overlooking or overbearing.

The works to the roof will also have no negative impact on neighbouring amenity. The raising of roofs will have no impact on any amenity due to the minor scale of the works. The addition of a second dormer at the front will offer similar views to that of the existing dormer and simply overlook the front driveway of the applicant site and the attached neighbour. There will be no negative impacts on the attached neighbour in terms of loss of privacy as the main amenity space is to the rear.

Highway Access and Parking Provision:

The WBC highways office has reviewed this application and has no objections. The existing parking provision is sufficient to serve the development.

Landscape and Trees:

The WBC Tree and Landscape officer has reviewed this application and has no objections subject to the agreement of a set of pre-commencement conditions securing the measures taken in the submitted tree protection plan to protect the TPO tree in at the front of the property. These conditions have been agreed to by the applicant and included on the decision notice.

Ecology:

The submitted preliminary roost assessment concluded that the proposed works would not have any potential to impact bats and their roost. Hence the Ecology impact is deemed to be acceptable.

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:	16/04/25
Earliest date for decision:	24 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.04.2025