

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250991
Site Address:	13 Ellis Road, Crowthorne, Wokingham, RG45 6PS
Expiry Date:	18 June 2025
Site Visit Date:	11 February 2025
Proposal: Application to vary condition 2 of planning consent 250184 for the proposed single storey side and rear extensions, plus the installation of one roof light and changes to fenestration. Condition 2 refers to approved details and the variation is to update the plans from P01 Rev A & P02 Rev A to P01 Rev B & P02 Rev B.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Minor

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 CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

	CIL Guidance + 123 List
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PLANNING HISTORY

Application No.	Description	Decision & Date
242823	Householder application for the proposed single storey side and rear extensions.	Approved 16/01/25
250146	Application for non-material amendment to planning consent 242823 to alter the pitched roof of the rear extension to a parapet roof with 1 no. lantern rooflight, plus changes to fenestration.	Refused 23/01/25
250184	Householder application for the proposed single storey side and rear extensions, plus the installation of one roof light and changes to fenestration.	Approved 14/03/25

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: This application relates to a single storey property in Crowthorne. The street contains a mixture of single and two storey properties, all benefitting from off street parking and a rich mix of vegetation throughout the street scene.

Proposal:

The amendment includes altering the roof to simplify the roof structure to create a pitch roof which matches the width and height of the existing dwelling by removing the flat roof over the utility and WC.

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.

S73 of the Town and Country Planning Act 1990 provides the ability to vary a condition on a planning permission. The Town and Country Planning (Development Management Procedure) (England) Order 2010 streamlined the procedure to enable local planning authorities to use its discretion on which statutory consultees should be consulted when such an application is submitted in order to speed up the system by being more flexible.

Section 73 of the Act instructs the Local Planning Authority to consider the variation to, or relief of conditions that are applied for which can be applied to retrospective development, stating that *"if they [the LPA] decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted....they shall grant permission accordingly"* (s.73(1)(a)). As such, the Local Planning Authority can grant permission unconditionally or subject to different conditions or alternatively refuse the application if it is deemed that the original condition(s) should remain in place.

The principle of development at the site was established with the granting of 250184. The application is to alter the approved details, in relation to condition 2 refers.

Character of the Area:

While the continuation of the ridge height is not encouraged, given it would be located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The proposed alteration does not result in overlooking concerns as the previously approved roof light would be in the same position.

Loss of Light: The extension would not rise past the existing roof line but match it, even so it's still considered to be minimal additional impact on light for the neighbours to the east and west given the originally approved application allowed for some development in this location albeit with a different roof form.

Overbearing: The increase in height of the roof height by approx. 0.65m is considered not to be overbearing to the neighbouring occupiers. The extension would be within 1 metre of the boundary on the east side, although as the extension is not extending past the existing dwelling side walls, there is no overbearing impact.

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:	16 June 2025
Earliest date for decision:	20 May 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	17 June 2025