DELEGATED OFFICER REPORT

WOKINGHAM BOROUGH COUNCIL

Application Number:	252605
Site Address:	6 Belmont Road, Crowthorne, Wokingham, RG45 6SB
Expiry Date:	15 November 2026
Site Visit Date:	16/01/2026
Proposal: Householder application for the proposed erection of raised decking with associated railings to the rear of the dwelling (retrospective).	

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 CP5 – Housing Mix, Density and Affordability CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
110213	Proposed erection of single storey side extension plus garage conversion to form	Approved

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	additional habitable space. Creation of additional front dormer window.	

CONSULTATION RESPONSES
Internal
WBC Drainage – No objections. WBC Digital Solutions Scanning WBC CIL – Not CIL liable.
External
None consulted.

REPRESENTATIONS	
Parish/Town Council	Wokingham Without Parish Council - *No objection subject to planning officer is fully satisfied that the raised decking does not cause overlooking to neighbouring properties and that approval is subject to the necessary improvements being made to storm water drainage to reduce the flooding issues.*
Ward Member(s)	No comments received
Neighbours	The neighbouring occupier at 5 Frensham Road raises the following concerns: • Surface water from downpipes at 6 Belmont Road and potentially 4 Belmont Road is alleged to discharge onto the ground and flow towards their property. • Previous LLFA recommendations for drainage improvements, including redirecting downpipes and installing a stormwater planter system, have allegedly not been implemented or evidenced. • The raised decking and removal of existing vegetation are considered to have reduced permeable garden area and exacerbated surface water runoff. • The neighbour reports flooding and waterlogging, resulting in damage to their conservatory and loss of trees and shrubs.

APPRAISAL
Site Description: The application site relates to a semi-detached, bungalow property located in an established residential area. The surrounding area is characterised by semi-detached properties that are set in discernible groupings which are distinguished by repeated house type.

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Principle of Development:

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development. Policy S3 directs that Policy S4 should be applied to development proposals within settlements. Policy S4 states that such proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the Framework, including where a proposal fails to comply with a national decision-making policy which expressly requires development to be refused in specific circumstances.

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.

Character of the Area:

Retrospective planning permission is sought for the erection of a raised decking area to the rear of the property, comprising composite decking boards and timber railings. The decking extends across the full width of the rear elevation, projecting approximately 3.1 metres from the rear of the dwelling and raised approximately 0.65 metres above ground level.

The decking is not visible from the public realm and is constructed using lightweight materials. Its scale, design and appearance are considered typical of a domestic rear patio area and, as such, it would not appear unduly prominent or result in any adverse impact on the character and appearance of the area.

Neighbouring Amenity:

Overlooking:

The proposed decking, by virtue of being raised approximately 0.65 metres above ground level, has the potential to result in overlooking into the adjoining neighbouring gardens, above the existing close-boarded boundary treatments.

With regard to No. 4 to the east, whilst the proposal would facilitate a greater degree of overlooking, views would be predominantly directed towards the rear garden, which is typical of residential properties arranged in a linear form. Furthermore, the main patio area of this neighbouring property, situated towards the eastern side of the garden, would remain largely screened by the rear gable projection of the dwelling. It is also noted that a hot tub is situated within the application site, adjacent to the shared boundary, which would typically restrict opportunities for overlooking when standing within this area. On balance, it is not considered that the proposal would result in an unacceptable degree of overlooking or loss of privacy to this neighbouring property.

However, with regard to No. 8 to the west, which also benefits from a slightly raised rear patio area, the proposed decking would otherwise facilitate direct and

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uninterrupted views into the neighbouring garden, including towards its rear patio and conservatory. In response to these concerns, 1.8-metre-high fixed trellis fencing has been installed along the shared boundary with this property. This has been reflected in the revised plans submitted by the agent on 4 November 2026. It is considered that the fencing would provide an appropriate level of screening to prevent direct overlooking and protect the privacy of the neighbouring occupiers. On this basis, the proposed arrangement is considered sufficient to overcome the identified concerns, and no unacceptable impact on neighbouring amenity would arise. condition will be attached to any approval ensuring the retention of this fence.

Loss of Light and Overbearing:

The proposed decking is suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts.

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping with a low 1% change risk of surface water flooding each year. The rear garden of the application site slopes downwards slightly from south to north.

The neighbouring occupier at 5 Frensham Road raises concerns regarding surface water drainage and flooding allegedly arising from 6 Belmont Road and, in part, 4 Belmont Road. They refer to previous LLFA comments recommending improvements to stormwater attenuation, including the redirection of downpipes and installation of a stormwater planter system, and state that no evidence of these works has been provided.

They allege that several downpipes discharge onto the ground, causing surface water to flow towards their property. They consider that the raised decking and removal of existing vegetation at 6 Belmont Road have further exacerbated the issue by reducing the amount of permeable garden area.

The neighbour reports significant waterlogging, damage to their conservatory and the loss of trees and shrubs. They request that the Council's Drainage Officer and Planning Officer inspect their property to assess the alleged flooding and associated damage.

The agent states that the composite decking incorporates drainage gaps, allowing surface water to pass through to the ground below, with no increase in surface water runoff arising from its installation. They also confirm that the two rear rainwater downpipes have been redirected to the surface water drainage system at the front of the property, ensuring that roof water is no longer discharged into the rear garden. The agent also submitted a video taken during periods of inclement weather, demonstrating how rainwater drains through the decking.

The Council's Drainage Officer has reviewed this application, including the submitted information and is satisfied that the decking does not create significant additional impermeable runoff. Having also noted that the roof drainage has been redirected to the surface water sewers at the front of the property, the LLFA raises no objection to

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the retrospective planning application.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	5 February 2026
Earliest date for decision:	28 November 2025

Recommendation agreed by: **(Authorised Officer)**	*MC*
Date:	**05.11.2026**

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