

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                    |                                               |
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| <b>Application Number:</b>                                                                                                                                                                                                         | 242693                                        |
| <b>Site Address:</b>                                                                                                                                                                                                               | 5 Ellis Road, Crowthorne, Wokingham, RG45 6PS |
| <b>Expiry Date:</b>                                                                                                                                                                                                                | 10 January 2025                               |
| <b>Site Visit Date:</b>                                                                                                                                                                                                            | 24 May 2024                                   |
| <b>Proposal:</b> Householder application for the proposed erection of part single storey, part two storey front extension and canopy porch. Side facing dormer windows, change to fenestration, and demolition of existing garage. |                                               |

### **PLANNING CONSTRAINTS/STATUS**

Bat Roost Habitat Suitability  
Scale and Location of Development Proposals

### **PLANNING POLICY**

|                             |                                                                                                                                                      |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                |
| <b>Core Strategy (CS)</b>   | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping           |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                                                                 |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                                                                                                                                                          | Decision & Date              |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 242702          | Application for a certificate of lawfulness for the proposed erection of a single storey rear extension, side dormer extension to facilitate loft conversion following demolition of the existing linked outbuilding plus side chimney removal.                                                                      | Approved:<br>December 2024   |
| 241482          | Householder application for proposed two storey side extensions followed by erection of chimney. A loft conversion to include 2 No dormers to create habitable accommodation. Erection of a front porch and and changes to fenestration. Followed by demolition of existing detached garage and chimney at the rear. | Withdrawn:<br>September 2024 |

### **CONSULTATION RESPONSES**

|                                                                                           |
|-------------------------------------------------------------------------------------------|
| <b>Internal</b>                                                                           |
| WBC Landscape and Trees – No objection subject to conditions<br>WBC Ecology – No comments |
| <b>External</b>                                                                           |
| None                                                                                      |

|                                  |                      |
|----------------------------------|----------------------|
| <b>REPRESENTATIONS</b>           |                      |
| Wokingham Without Parish Council | No comments          |
| Ward Member(s)                   | No comments received |
| Neighbours                       | No comments received |

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| <b>APPRAISAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Site Description:</b> The application site is located on Ellis Road and is occupied by a two storey, detached dwelling. There is a detached garage in close proximity to the highway that is marked for demolition. The site is a corner plot, with the eastern boundary facing onto the busier Old Wokingham Road.</p> <p><b>Proposal:</b> This application seeks planning permission for the erection of a part single, part two storey front extension, with a protruding front canopy, plus the installation of 2no. roof dormers.</p> <p>This application follows the withdrawal of application 241482, which was withdrawn following concerns raised by the LPA relating to the design and scale of the previous proposal.</p> <p>It is acknowledged that a certificate of lawful development has been obtained through application 242702, however, this does not impact the current application as both schemes could be implemented separately as they relate to individual building operations on separate elevations.</p> <p><b>Principle of Development:</b> 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.</p> <p>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.</p> <p><b>Character of the Area:</b> Ellis Road and the surrounding area has a mixed character, containing predominantly two storey detached properties that vary in height, architectural style and design. There is a consistent building line on both sides of Ellis</p> |

Road, with generous separation gaps between properties, coupled with soft landscaping features and low boundary treatments to give the area a spacious green character. The application site is a corner plot located along Old Wokingham Road and Ellis Road, however, the site primarily fronts and has access from Ellis Road.

Due to the unusual siting and orientation of the application dwelling in the context of the surrounding area, the 'front' extension is considered as such, despite appearing as a side enlargement when viewing the principal elevation facing onto Ellis Road. Subsequently, whilst guidance contained within the Borough Design Guide (BDG) advises against the erection of a front extension at two storey level, this is less relevant to this site-specific development and the side extension guidance is more appropriate. The extension would slightly project beyond the established building line along Ellis Road, however, this would not become an overly imposing feature within the street scene. Furthermore, the extension would be set down from the existing property, thus ensuring a sense of subservience that was not achieved through the withdrawn scheme.

The proposal also includes two dormer roof extensions, which would be erected on the principal elevation of the dwelling. The dormers would have a pitched roof and would comply with the BDG in that they would be set back from the sides of the roof, as well as set down from the ridge of the host dwelling. There are a number of existing dormer features within the street scene of Ellis Road, such that these enlargements would not be out of character with the wider area.

The proposed block plan (ref: 05) illustrates the intention to install a 1.8-metre-high close boarded timber fence along a small stretch of the Ellis Road facing boundary. Whilst this would be at odds with the prevailing character of low boundary treatments in the area, it is noted that elsewhere on this site boundary, there is already the presence of a well-established boundary treatment of a similar nature. As such, it is not considered that there is sufficient justification to withhold planning permission on this basis.

The demolition of the existing garage would see the removal of an unsightly and discordant addition to the site, which would reduce the spread of built form within a corner plot that provides visual relief from the surrounding residential development.

Further to the above, it should be noted that the existing dwelling is of no particular architectural merit and its external appearance currently provides a negative contribution to the character of the area. This proposal provides the opportunity to enhance the site's contribution to the character of the area in this respect, and given the matching proportions, external detailing, and architecturally interesting features, the quality of the design is considered to achieve this aim. Overall, it is considered that the proposal would have an acceptable impact on the character of the area, complying with policies CP1 & CP3 of the Core Strategy.

### **Neighbouring Amenity:**

*Overlooking:* The dormer windows would provide an outlook towards the properties on the opposing side of Ellis Road. This is a typical suburban arrangement and would not

result in overlooking. The other additional elements of fenestration pose no added overlooking concerns.

**Loss of Light & Overbearing:** The additional mass resulting from the two-storey front extension would be considerably distant from any neighbouring properties, such that there would be no direct impact on any habitable rooms. The extension may impact a small section of the rear garden of No.65 Old Wokingham Road, however, given the significant size of this area, this would not adversely impact the amenities of the neighbouring residents.

**Landscape and Trees:** The Trees & Landscape Officer has raised no objection to the development, however, they have recommended a scheme of landscaping be submitted via condition. This is considered to be disproportionate to the scale of the proposed works and therefore unnecessary in this instance.

**Ecology:** A bat activity survey was conducted as a result of the property being in an area that has potential for bat roosts. The conclusion of the survey was that the building was not found to contain any bat roosts, hence additional surveys are not deemed necessary. An informative is recommended to advise what measure should be undertaken if bat roosts are found in the building.

**Conclusion:** For all the above, the proposal is acceptable, and the application is recommended for approval.

**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:                       | 7 January 2025  |
| Earliest date for decision: | 2 December 2024 |

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|---------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation<br/>agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                                  | <b>8 January 2025</b>                                                             |