

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                            |                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                 | 251589                                          |
| <b>Site Address:</b>                                                                                                                                                                       | 102 Ellis Road, Crowthorne, Wokingham, RG45 6PH |
| <b>Expiry Date:</b>                                                                                                                                                                        | 3 September 2025                                |
| <b>Site Visit Date:</b>                                                                                                                                                                    | 08/08/2025                                      |
| <b>Proposal:</b> Householder application for the proposed erection of ground floor front extension and first floor front and side extension with solar panels and changes to fenestration. |                                                 |

### **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>CP5 – Housing Mix, Density and Affordability<br>CP6 – Managing Travel Demand<br>CP7 – Biodiversity<br>CP8 – Thames Basin Heaths Special Protection Area<br>CP9 – Scale and Location of Development Proposals<br>CP13 – Town Centres and Shopping<br>CP14 – Growth and Renaissance of Wokingham Town Centre |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC04 – Sustainable Design and Construction<br>CC06 – Noise<br>CC07 – Parking<br>CC10 – Sustainable Drainage                                                                                                                                                                                                                  |
| <b>Joint Minerals and Waste Plan (JMWP)</b>      | DM1 - Sustainable Development<br>DM2 - Climate Change – Mitigation and Adaptation                                                                                                                                                                                                                                                                                                       |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                                                                                                                                                                                         |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>DH1 – Place making and quality design                                                                                                                                                                                                                                                                                                       |

**PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                         | Decision & Date      |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 110725          | Proposed erection of a first floor side extension to dwelling.                                                                                                                      | Approved, 08/04/2011 |
| 142316          | Proposed erection of single storey rear extension and first floor side extension plus partial conversion of garage to habitable room following demolition of existing conservatory. | Approved, 20/11/2014 |

**CONSULTATION RESPONSES****Internal**

WBC Highways – No objections.

**External**

None consulted.

**REPRESENTATIONS**

|                     |                                                   |
|---------------------|---------------------------------------------------|
| Parish/Town Council | Wokingham Without Parish Council – No objections. |
| Ward Member(s)      | No comments received                              |
| Neighbours          | No comments received                              |

**APPRAISAL****Site Description:**

The application site relates to a two storey, detached house located in an established residential area that is characterised by detached properties that vary in style and architecture.

**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 comprises a part single-storey, part first-floor front/side/rear extension incorporating front- and rear-facing gables. The elements visible from the public realm, namely the side extension above the garage, would align with the main ridge, forming a continuation of the dwelling, while the new front facing gable feature would remain subordinate to the original gable form. Given its subservient design and the varied architectural character and built form along the street, the proposals are considered to integrate appropriately without causing harm to the character or appearance of the area.

The new no.18 solar panels on the roof slopes are of appropriate design and scale and would not appear as incongruous features in their residential setting. As a result, the proposed solar panels would have an acceptable impact on the character of the area.

**Neighbouring Amenity:****Overlooking:**

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.

The views offered from the fenestration proposed on the rear elevation would be similar to that shared from the existing arrangement and would be positioned over 22 metres away from the primary function rooms of any neighbouring dwellings.

The scheme also includes the installation of a first-floor rear Juliet balcony to serve Bedroom 4. As this feature does not incorporate a platform and therefore does not provide any additional standing or usable space, it would not materially increase opportunities for overlooking beyond the existing rear-facing window arrangement. As such, no unacceptable loss of privacy to either adjacent neighbouring property is anticipated.

**Loss of Light and Overbearing:**

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

**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.

**Ecology:**

The site is located in habitat which matches where bat roosts have previously been

found in the borough.

The supporting Preliminary Roost Assessment (John Wenman Ecological Consultancy, June 2025, ref: R2984\_PRA\_a) found no evidence of bats during the internal and external inspections of the property and concludes that the potential for roosting bats is deemed negligible. As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

**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**

|                                    |               |
|------------------------------------|---------------|
| <b>Conditions agreed:</b>          | Not required  |
| <b>Recommendation:</b>             | Approval      |
| <b>Date:</b>                       | 8 August 2025 |
| <b>Earliest date for decision:</b> | 30 July 2025  |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | 22/08/25                                                                            |

**Constraints check**

*Modest Development Location – Pinewood (Crowthorne)*

*Landscape Character area - Finchampstead Forested and Settled Sands*