

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251965
Site Address:	2 Ardwell Close, Crowthorne, Wokingham, RG45 6BA
Expiry Date:	9 October 2025
Site Visit Date:	26/08/2025
Proposal: Householder application for the proposed single storey rear extension, and part two storey side extension with 2 no. roof light windows, proposed front entrance porch, internal alterations and changes to the fenestration including replacing the existing flat roof to the previous two storey rear extension with a pitched roof.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
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 NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Arborfield and Barkham Neighbourhood Plan
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PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC Landscape and Trees – Further information requested.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council – No objection.
Ward Member(s)	No comments received
Neighbours	1A Ardwell Close – Supports application. Requests that builders adhere to the appropriate construction hours. <i><u>Officer comment:</u> A degree of noise and disturbance from construction of the scheme would be inevitable but it would not be significant enough to warrant restrictive conditions on such a relatively minor householder application. Construction noise would be short-term and intermittent and controlled through separate Environmental Health legislation. If excessive noise or dust did occur during or as a result of development this could be dealt with under other legislation e.g. Environmental Protection Act 1990.</i>

APPRAISAL

Site Description:

The application site relates to a two storey, detached property located in an established residential cul-de-sac. The surrounding area is characterised by detached properties that vary in design and appearance.

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:

Ardwell Close is characterised by large, detached dwellings positioned on generous plots, set well back from the roadside along a curve. The houses follow a relatively uniform building line, creating a formal suburban layout. To the rear, expansive leafy gardens form a defining feature of the area, establishing a consistent rhythm that makes a significant contribution to the verdant character and local distinctiveness of the street scene.

The proposal seeks the erection of a first-floor, part two-storey side/rear extension to the eastern side of the main dwelling. The scheme would introduce front and rear facing gables but would not project above the ridge height of the main roof. Although the extension would be sizeable, the resulting built form would remain comparable in scale to other dwellings along Ardwell Close, where large properties are characteristic. In addition, a substantial 10 metre separation from the side wall of the adjacent property at No. 1a would be retained, preserving the sense of space and allowing continued views towards mature vegetation at the rear. For these reasons, this element of the proposal would not adversely impact character or appearance of the area.

The proposal also includes the erection of a single-story rear extension would have a flat roof and would protrude approximately 3.7 metres from the rear of the dwelling. As it would not be visible from the street scene, it would not adversely impact the character of the area.

The proposed single storey front extension to form a porch is modest in terms of height, depth and design. The proposal is clearly subservient and sympathetic to the host property, therefore, would have an acceptable impact on the character of the area.

The submitted plans indicate that the proposed extensions would be finished in either off-white smooth render or 'Marley' (or similar supplier) off-white coloured cement fibreboard (weatherboard) cladding. The proposed materials palette would be consistent with the established vernacular of the area, where dwellings are constructed and finished in a variety of materials.

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 would be minimal.

The proposal would also introduce a first-floor west side facing window. As this window would serve a non-habitable area, it is recommended that this window is obscure glazed and non-opening below 1.7 metre to minimise overlooking towards a portion of the rear patio area at no.3 Ardwell Close. A suitable condition will be attached to any approval to ensure this.

With respect to the east side facing roof windows, the submitted plans indicate that these windows would be 1.7 metres above internal finished floor level of the master bedroom suite room in which the windows are installed. A suitable condition will be attached to any approval to ensure this, in order to safeguard the rear amenities of no.2 Ardwell Close.

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 neighbouring dwellings to the rear of the host property. As such, any overlooking or loss of privacy concerns are minimal.

A rear-facing balcony is proposed to serve the master bedroom suite. An existing rear balcony is already present, and the new balcony would introduce comparable views, with only slightly more angled views toward the far ends of the rear gardens of Nos. 1a and 3, but not their primary patio areas. In respect of No. 1a, direct views of the main patio would be obscured by the neighbouring dwelling itself and further screened by tall, mature boundary vegetation. On this basis, the proposed balcony is not considered to result in an unacceptable level of overlooking or loss of privacy for neighbouring occupiers.

With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

Loss of Light and Overbearing:

The proposed extensions would be suitably located away from neighbouring properties not to pose any unreasonable concerns of overbearing or loss of light.

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.

Landscape and Trees:

A TPO Oak tree (1003/1999) is growing on the southern rear boundary of the site. There are several other trees on the site boundaries which are not indicated on the Block Plan, and which contribute to the verdant character of the area.

The Council's Trees and Landscape Officer have reviewed this application and considers that the proposed alterations and extensions to the dwelling would have no effect on the TPO tree due to the distance of the dwelling from the protected tree.

However, the Block Plan indicates the existing parking area to the front of the site to be extended. This is unlikely to have a significant detrimental impact on the trees on the adjacent boundaries to the front of the dwelling, however the Trees and Landscape Officer requests that these are to be retained as part of the proposals to maintain the verdant character of the road especially as the dwelling is increasing in size.

An updated Block Plan was submitted by the agent on 24/09/2025 showing the retainment of the vegetation along the front boundary. A suitable condition will be attached to any approval to ensure compliance.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Preliminary Ecological Appraisal (Urban Tree Experts, July 2025, ref: S PH/NP/PEA-25/15.07) found through inspections that the dwelling has a low potential to support roosting bats. As such, in line with best practice guidelines, the appraisal advised that one dusk emergence survey should be carried out on the property in order to determine the presence or absence of roosting bats from within the building and inform appropriate mitigation if required.

An Ecological Survey Report was submitted by the agent on 26/08/2025 (Urban Tree Experts, August 2025, ref: SPH/ESR-25/16.08). The report concluded that no bats or evidence of bats were observed during the PEA and no bats were seen entering or emerging from the property during the activity survey. This indicates that the property has not been used as a roost by bats and that an EPSL from Natural England (NE) is not required. 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

Conditions agreed:	Not required
Recommendation:	Approval
Date:	22 September 2025
Earliest date for decision:	6 September 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	01.10.2025