

## DELEGATED OFFICER REPORT



**WOKINGHAM  
BOROUGH COUNCIL**

<b>Application Number:</b>	250481
<b>Site Address:</b>	40 Hatch Ride, Crowthorne, Wokingham, RG45 6LB
<b>Expiry Date:</b>	30 April 2025
<b>Site Visit Date:</b>	24/05/2025
<b>Proposal:</b> Householder application for the proposed erection of a single storey front extension with a porch, a two storey side extension, and a single storey rear extension following the demolition of the existing rear extension, detached garage, side extension, and side porch.	

### **PLANNING CONSTRAINTS/STATUS**

- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Tree Preservation Orders
- Landscape Character Assessment Area

### **PLANNING POLICY**

<b>National Policy</b>	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
<b>Core Strategy (CS)</b>	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
<b>MDD Local Plan (MDD)</b>	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
<b>Joint Minerals and Waste Plan (JMWP)</b>	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
<b>Other</b>	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

## 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 – No objections, subject to a condition.

WBC CIL – The proposed development will not be CIL liable.

WBC Ecology – No comments received.

### External

None consulted.

## REPRESENTATIONS

Parish/Town Council	<p>Wokingham Without Parish Council – ‘<i>No objection subject to the Planning Officer considers the impact on the attached neighbouring property as it appears to be over large and imbalanced.</i></p>
Ward Member(s)	<p>No comments received</p>
Neighbours	<p>42 Hatch Ride – ‘<i>Please can it be taken onto account that number 44 has also applied for planning permission. That steps can be made that they do not coincide. I shall have building both side of my house.</i></p> <p><u>Officer comment:</u> The concern regarding simultaneous construction works at both neighbouring properties is noted. While it is understood that the construction at both neighbouring dwellings may cause disruption in the form of noise, dust, and general disturbance, it is important to highlight that such impacts would be temporary and limited to the construction phase.</p> <p>The construction process will be regulated, and any excessive noise or dust that exceeds acceptable levels can be addressed under existing legislation, such as the Environmental Protection Act 1990, which provides a framework for mitigating statutory nuisances.</p>

## APPRAISAL

### Site Description:

The application site relates to a two storey, semi-detached property located in an established residential area. The surrounding area is characterised by detached and semi-detached and terrace properties set in discernible groupings which are distinguished by repeated house type.

### **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 proposed two-storey side extension would feature a hipped roof design and remain subordinate to the main roof, not extending above the existing ridge line. It would project approximately 2.6 metres towards the eastern side boundary. Section 4 of the Borough Design Guide SPD recommends a minimum 1-metre gap between a building and its site boundary to help prevent a terracing effect. While the extension would be set back approximately 0.5 metres from the eastern boundary, it would retain a separation of around 3.7 metres from the side wall of no. 37, thereby avoiding any significant terracing impacts or the erosion of the characteristic green gap between properties. Furthermore, the resulting built form and siting of the extension would be in keeping with similar two-storey side extensions along the northern side of Hatch Ride. As such, the proposed development would not appear incongruous within the street scene and would not detract from the established 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 to the host dwelling and there are other examples of front porch extensions of various sizes and designs in the surrounding street scene. Consequently, it is considered that the proposal would have an acceptable impact on the character of the area.

The proposed single-storey rear extension would feature a hipped roof and extend approximately 7 metres from the rear elevation of the dwelling at its deepest point. Given its location to the rear and lack of visibility from the public realm, the extension would not have any detrimental impact on the character or appearance of the surrounding area.

### **Neighbouring Amenity:**

#### Overlooking:

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

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 and east side elevation would be similar to that shared from the existing arrangement. The new rear windows would be positioned over 22 metres away from the primary function rooms of neighbouring dwellings to the rear of the host property. As such, no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

#### **Loss of Light and Overbearing:**

The proposed rear extension would project a substantial 7 metres from the original rear elevation. However, due to its design and siting, the depth of the extension would not be perceived to an unacceptable degree from either neighbouring property. The extension would have a modest eaves height of approximately 2.4 metres and would remain set back by around 3 metres from the main patio area of No. 38, with the existing side garage providing effective screening. In relation to No. 42, the extension would project only about 2 metres beyond the existing rear projection at that property. As such, any potential impact in terms of loss of light, overbearing presence, or a sense of enclosure is considered to be minimal and acceptable.

#### **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.

#### **Amenity Space:**

The remaining rear amenity space would exceed the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

#### **Flooding and Drainage:**

The proposed development is located within Flood Zone 1, as defined by the Environment Agency's mapping, indicating a low risk of fluvial and surface water flooding. Taking into account the scale and siting of the proposed extension, the remaining permeable land within the site is considered sufficient to manage surface water runoff appropriately. As such, the development is not expected to result in any increased flood risk to the site itself or neighbouring properties.

#### **Landscape and Trees:**

The site backs onto Tree Preservation Order (TPO) 1483/2014, W1, being on all

trees of whatever age. The Ride features houses of varying ages and design styles, many of which have been altered over time, set back from the Ride. Trees, including protected trees, offer a green backdrop to the plot. The house is attached to no.42.

The Council's Trees and Landscape Officer has reviewed the application and notes that a semi-mature tree is present at the front of the plot, offering some green amenity value. While this tree is not included within the scope of the proposed parking area, its position beneath overhead telephone wires means that ongoing pruning will likely be required, diminishing its long-term amenity contribution.

Following discussions with the Trees and Landscape Officer, the agent submitted an updated soft landscaping plan on 22/05/2025, which includes planting along the side and part of the front boundary in the interests of visual amenity. A suitable condition will be attached to any approval to ensure compliance.

The Officer further notes that the birch trees shown on the submitted plans are located outside the application site and are separated from it by a root-protecting tarmac driveway. As such, the proposed works are not expected to have any direct impact on these trees.

### **Ecology:**

The site is located in habitat which matches where bat roosts have previously been found in the borough and is surrounded by a habitat suitable for use by foraging and commuting bats including large, connected trees that border Rotherfield Avenue and Reading Road.

The supporting Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy, February 2025, ref: R2862\_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 to be very low. As such, the proposals are highly 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.

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<b>RECOMMENDATION</b>	
<b>Conditions agreed:</b>	Not required
<b>Recommendation:</b>	Approval
<b>Date:</b>	29 April 2025
<b>Earliest date for decision:</b>	26 March 2025

<b>Recommendation agreed by:</b> <b>(Authorised Officer)</b>	<i>MC</i>
<b>Date:</b>	<b>19.06.2025</b>