

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261063
Site Address:	11A Belmont Road, Crowthorne, Wokingham, RG45 6SA
Expiry Date:	26 June 2026
Site Visit Date:	29/05/2026
Proposal: Householder application for the proposed erection of a single-storey rear and side extension, erection of a front porch, hip-to-gable roof enlargement incorporating rooflights and a rear full-width dormer extension, alongside associated alterations to fenestration and external materials, following the removal of a chimney.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
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 C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity

Other	Borough Design Guide Supplementary Planning Document
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PLANNING HISTORY

Application No.	Description	Decision & Date
FP85/3938	First floor extension.	Refused, 10/11/1995

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections, subject to a condition.
WBC CIL – The proposed development would not be CIL liable.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	The Lodge, Pinewood Leisure Centre, RG40 3AQ – No objections raised.

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached bungalow property located in an established residential area. The surrounding area is characterised by groups of semi-detached 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 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 proposed single-storey rear/side extension would have a flat roof and would extend approximately 2.9 metres towards the western side boundary. The extension would appear as a subservient addition to the host dwelling and would be positioned well behind the existing garage, therefore would not be readily visible from the street scene. As such, it would not result in any material harm to the character and appearance of the area.

The proposal also includes a hip-to-gable roof enlargement incorporating a full-width rear dormer extension. The resulting roof form and scale would be proportionate to the existing dwelling, and the overall built form would be comparable to a number of other bungalow properties along Belmont Road, where there is an established mix of hipped and gable roof designs. The rear dormer would be set down from the main ridge and set in from the eaves of the host property, helping to reduce its visual prominence. Overall, the proposals are considered to be appropriately designed in relation to the host dwelling and surrounding context and would not give rise to any adverse impact on the character of the area.

It is noted that the proposed hip-to-gable roof enlargement would result in the removal of an existing chimney stack. Whilst it appears that this feature may have formed part of the original design of the dwelling and others within the surrounding area, it is evident that a number of similar properties no longer retain their original chimney stacks. In this context, the removal of the chimney would not appear incongruous within the street scene and would not result in any material harm to the character or appearance of the area.

Neighbouring Amenity:*Overlooking:*

The views offered from the new front facing roof window elevation would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

The new rear dormer windows would be sited over 22 metres from the rear elevation of the property to the immediate rear, therefore overlooking is not considered to be an issue

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 and of modest proportions not to

pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

The proposed development would create an additional habitable room in the form of a new bedroom. In accordance with the Council's parking standards, a dwelling of this size would require a minimum of two off-street parking spaces. The submitted plans demonstrate that sufficient parking provision would be retained within the site to meet this requirement. As such, no objections are raised on highway or parking grounds.

Amenity Space:

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

Flooding and Drainage:

The proposed development is in Flood zone 1 according to the Environment Agency mapping with a low risk of surface water flooding. The Council's Drainage Officer has reviewed the application and has noted that the drainage details have not been provided and the existing drainage details has not been mentioned. The Drainage Officer has subsequently recommended a condition be implemented which secures details of the surface water drainage system of the site prior to the commencement of development.

However, the Local Planning Authority consider this condition too onerous when compared to the scale of the development; the increase in hardstanding would be minimal. As such, the remaining permeable land around the site would be considered sufficient enough to as not adversely impact the flood risk of the site and the surrounding dwellings.

Ecology:

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

The submitted Preliminary Bat Roost Assessment (by EctoEcology, dated July 2026), identified potential roosting features within the main dwelling that could offer multiple potential opportunities for crevice-dwelling bats to access concealed areas within the roof structure. Accordingly, the assessment recommended that further emergence surveys be undertaken to confirm or rule out bat activity, including the identification of any species, numbers, and roost types.

A subsequent Emergence Survey Report (by EctoEcology, dated August 2026) was conducted and confirmed that no bats were observed roosting or foraging within the identified features. On this basis, it is considered that the proposal is 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 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:	24 June 2026
Earliest date for decision:	3 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	01.09.2026