

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250817
Site Address:	Paddock View, Honey Hill, Crowthorne, Wokingham, RG40 3BB
Expiry Date:	12 June 2025
Site Visit Date:	09/05/2025
Proposal: Householder application for proposed erection of a two storey rear extension, two Velux windows to the existing roof, along with changes to fenestration. Followed by the demolition of the existing side car port, utility room and rear conservatory.	

PLANNING CONSTRAINTS/STATUS

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

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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

(JMWP)	
Other	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 Ecology Newts – No objections, subject to a condition.
WBC Ecology – No comments received.

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 comprises a bungalow situated within a semi-rural setting. The surrounding area is predominantly characterised by open fields and woodland, interspersed with a scattering of residential properties along Honey Hill Road.

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.

The site is located outside of development limits, where Policy CP11 of the Core Strategy applies. Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

In this instance, the proposed extension would result in a modest and proportionate increase in the overall scale and footprint of the dwelling. It would remain clearly subservient in both scale and form to the main house and would not result in a visually dominant or disproportionate addition. Importantly, the proposed works would be confined within the established domestic curtilage and would not lead to visual or physical encroachment into the wider open countryside. As such, the proposal does not represent an outward expansion of development that would undermine the rural setting or conflict with the objectives of Policy CP11.

Character of the Area:

The proposed single-storey rear extension would project approximately 5.3 metres from the rear elevation of the dwelling. It would appear as a subservient addition to the host property by incorporating a matching gable roof form and materials that are consistent with the existing dwelling. Furthermore, the overall scale and form would be broadly comparable to the neighbouring property 'Glendower' to the south. As such, the proposal is not considered to have a harmful impact on the character or appearance of the surrounding area.

Neighbouring Amenity:

Overlooking:

The two proposed velux roof windows on the north side roof slope would overlook a wooded area therefore would not cause any impacts to residential amenities.

The views offered from the fenestration proposed on the rear 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.

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:

It is acknowledged that the proposed rear extension would result in group of side windows present at the immediate neighbouring property 'Glendower' experiencing a reduction of sunlight and daylight. Despite this, the Council's planning records

indicate that these windows serve non-habitable rooms therefore any loss of light to the rooms would not substantiate a reason for refusal. In any case, it is considered that the increase ridge height would not raise any significant loss of light concerns as the steep roof slopes would still allow these windows to receive appropriate levels of sunlight/daylight that are similar to the existing situation, during certain periods of the day.

Overbearing:

The proposed rear extension is suitably located and of modest proportions 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.

Amenity Space:

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

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

Ecology:

Bats

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

The supporting Preliminary bat roost assessment (By Chase Ecology, March 2025, ref: CE4806) 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 unlikely to adversely affect roosting bats or other protected species.

Great Crested Newts

The application site falls within a red Impact Risk Zone for great crested newts, indicating an area of highly suitable habitat and potential great crested newt presence. The nearest pond is approximately 75m east of the site.

A District Licensing Officer acting on behalf of NatureSpace has reviewed the application and, based on the scale and siting of the proposed development, considers the potential for impacts on great crested newts (GCNs) to be limited. It is considered disproportionate to require the submission of a formal GCN survey in this instance.

However, due to the proximity of suitable terrestrial habitats, there remains a low risk that individual GCNs could be harmed during construction works. The applicant has submitted a Great Crested Newt Statement (Non-licensed Avoidance Measures for Great Crested Newts), and the measures set out within this document are deemed appropriate and proportionate to control the low-level risk and to avoid committing an offence under the relevant wildlife legislation. A suitable condition will be attached to any approval to ensure compliance with mitigation measures outlined.

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:	29 May 2025
Earliest date for decision:	10 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	02.06.25

