

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250184
Site Address:	13 Ellis Road, Crowthorne, Wokingham, RG45 6PS
Expiry Date:	2 April 2025
Site Visit Date:	11 February 2024
Proposal: Householder application for the proposed single storey side and rear extensions, plus the installation of one roof light and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
242823	Householder application for the proposed single storey side and rear extensions.	Approved 16/01/25
250146	Application for non-material amendment to planning consent 242823 to alter the pitched roof of the rear extension to a parapet roof with 1 no. lantern rooflight, plus changes to fenestration.	Refused 23/01/25

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: This application relates to a single storey property in Crowthorne. The street contains a mixture of single and two storey properties, all benefitting from off street parking and a rich mix of vegetation throughout the street scene.

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 flat roof side extension would extend approximately 1.8m from the existing west facing side wall of the property for a length of approximately 4.3m. Although the flat roof is not in keeping with the character of the house, as this is

a modest extension, and would not be visible from the public realm it has a negligible impact on the character of the area.

The proposal does not exceed the recommended 4m depth for extensions advocated within the Borough Design Guide as the depth is approx. 3.4m, thus complying with the BDG. Although the flat roof is not in keeping with the character of the house, as this is a modest extension and would be set down from the main ridge line thus appearing as a subservient feature. Furthermore, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

Overlooking: The flat roof side extension does have a window and a door but there will be screened by solid boundary to the neighbour to the west, and there is no change to the existing fenestration. The flat roof extension has no side fenestration and is again screened by solid boundary treatment from the neighbour to the east. Both proposed extensions are single storey and thus there are no objections regarding overlooking.

Loss of Light/Overbearing: The flat roof extension would be within 1 metre of the boundary on the east side, although as it is not extending past the existing dwelling side walls and there is no substantial existing gap between dwellings, there is no objection raised for overbearing. Regarding loss of light, the extension would not rise past the existing roof line and is set down, so there is minimal additional impact on light for the neighbours to the east.

The side extension does extend beyond the rear wall of the neighbouring property, but as the extension is single storey screened by boundary treatment, there are no objections raised for loss of light or overbearing.

Amenity Space: The proposal reduces the amount of amenity space available to the property but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	Approve
Date:	14 March 2025
Earliest date for decision:	26 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	14.03.2025