



Wokingham Borough Council
Development Management &
Compliance
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1BN

11th April 2025

Consultation Response

Dear Sir/Madam

Town and Country Planning Act 1990

REFERENCE: 25/00209/OBS/OBSZ

YOUR REF:

DESCRIPTION: Request for observations for 5 Ellis Road, Application to vary condition 3 of planning consent 242693 for the proposed erection of part single storey, part two storey front extension and canopy porch. Side facing dormer windows, change to fenestration, and demolition of existing garage. Condition 3 refers to the external materials, and the variation is to alter the proposed materials.

LOCATION: 5 Ellis Road Old Wokingham Road Crowthorne Berkshire

CASE OFFICER: Dexter Matthews, direct line 01344 351180

I refer to your consultation on the above application received on 28th March 2025. My comments are;

01. PROPOSAL

Application to vary condition 3 of planning consent 242693 for the proposed erection of part single storey, part two storey front extension and canopy porch. Side facing dormer windows, change to fenestration, and demolition of existing garage. Condition 3 refers to the external materials, and the variation is to alter the proposed materials.

ASSESSMENT

The site is located within land under the jurisdiction of Wokingham Borough Council (WBC) however to access the application site this would require the use of a road (Old Wokingham Road) under the jurisdiction of Bracknell Forest Council (BFC).

The proposed development is not considered to have an adverse impact on the character of the area when viewed from land within BFC. The application site is approximately 50 metres from the back edge of the adopted highway and would largely blend in with the variety of materials in view.

Given the significant separation distance between the application site and any dwellings within Bracknell Forest Council along Old Wokingham Road it is not considered the proposed development would adversely impact the amenity of residents located within Bracknell Forest.

It is not considered the proposed development would have an adverse impact on highway safety.

RECOMMENDATION

Bracknell Forest Council has no objection to the proposed development, provided that the relevant Local Planning Authority's Development Plans are complied with.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully

Dexter Matthews

Planning Officer
Planning Transport and Countryside
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PLACE DIRECTORATE

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