

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242406
Site Address:	49A New Wokingham Road, Crowthorne, Wokingham, RG45 6JG
Expiry Date:	18 November 2024
Site Visit Date:	8 October 2024
Proposal: Householder application for the addition of two skylights.	

PLANNING CONSTRAINTS/STATUS

Modest Development Location – Pinewood (Crowthorne)

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Crowthorne Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
212730	Householder application for the proposed insertion of 2no. roof lights to the existing dwelling.	03/09/2021 Approve
212517	Application for a certificate of lawfulness for the proposed insertion of 2no. rooflights.	29/07/2021 Approve
160321	Proposed full application for the proposed erection of a three-bedroom detached dwelling in the plot adjacent to 49 New Wokingham Road	26/05/2016 Approve

CONSULTATION RESPONSES

Internal

None Consulted

External

None Consulted

REPRESENTATIONS

Parish/Town Council	The Parish Council had no objections on this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site relates to a detached two-storey dwelling in Crowthorne. Within the vicinity, there are a variety of dwellings which vary in shape, size and design contributing to a unique and diverse street scene. The main road is well lined with patches of grass and tall vegetation. Majority of dwellings are separated from the highway by tall bushes providing privacy whilst allowing the street to look vibrant and green. Dwellings on the western side of New Wokingham Road are typically set further back from the street line than the eastern side although majority of properties benefit from private driveways and front lawns. There is also a church and surgery on the street.

The site presents a modern architectural aesthetic. The exterior is dominated by both dark and light wooden cladding for a sleek appearance. The roof is a steep triangular gable formation made of aluminium panels contributing to the sites modern look. The front elevations showcase large windows allowing ample natural light to reach the inside. The site also benefits from a concrete driveway with a modern rotating turntable platform for easy parked car access, large storage boxes and small bushes and plants to add a natural contrast. The rear of the property benefits from a garden with patio and a variety of bushes and large vegetation.

Proposal: This application proposes the addition of 2 Velux windows into the northern side of the roof which will measure approx. 1.3 meters in width and 1.13 meters in length.

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 2 Velux windows will be located on the north side of the roof, which faces the church, in front of the existing dormer window. The windows measure approx. 1.3 meters in width and 1.13 meters in length. The two windows will be installed to serve light into the loft conversion. The windows will be double glazed, timber rooflights with aluminium grey exterior to match the existing dormer window and roof material.

Within the vicinity, there are many examples of similar Velux windows in the roof, No.48 has similar windows as this proposal, suggesting that the development will not be out of character for the area furthermore, the development will not be visible from the direct frontal elevation. The development is modest and will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

There are little concerns of overlooking as the windows look out onto the church car park. As well as this, the standard for Velux windows is 1.7 meters high to avoid any unacceptable overlooking. The windows measure 1.67 meters high from the floor to the lowest point of the window and 2.46 meters to the highest point. This is an acceptable height to avoid any chances of overlooking and the windows will not be looking out into a neighbouring garden but a church car park.

Loss of Light:

Due to the nature of the development, there will be light impact to any neighbour.

Overbearing:

Due to the nature of the development, there are no concerns of overbearing.

Conclusion: Subject to conditions, this application is acceptable and therefore recommended for approval.

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:	17 October 2024
Earliest date for decision:	15 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	17/10/24