

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250328
Site Address:	39 Greenwood Road, Crowthorne, Wokingham, RG45 6JS
Expiry Date:	2 May 2025
Site Visit Date:	11 March 2025
Proposal: Householder application for the proposed erection of a front dormer plus chimney removal.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Development Locations
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
Land Terrier
Land Terrier Leasing
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for 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 CC02 – Development Limits CC03 – Green Infrastructure, Tree's and landscaping CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Crowthorne Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
011111	Full planning approval for the proposed erection of replacement dwelling with basement swimming pool. Access to garages of 37 and 39 to be lowered.	Approved – 16/05/2003

CONSULTATION RESPONSES**Internal**

WBC Property Services – No comments received
WBC Trees and Landscape – No objection

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL**Site Description:**

The application site is detached north facing chalet bungalow in the modest development location in Crowthorne. The property is positioned at the top of uphill slope allowing for a modestly large front garden with simple vegetation and a mini driveway and garage at the bottom of the site.

The host dwelling is comprised of light brown bricking for the external walls with dark tiled roof and cladged flat dormer roof at the rear.

Proposal:

Planning permission is being sought for the erection of front dormer and chimney removal.

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.

Design/Character of the Area:

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 Borough Design Guide provides some useful guidance on roof alterations and dormers:

- The eaves and/or ridges heights of a property should not be raised in height unless buildings in the local context are significantly taller.
- Loft conversions and dormer windows should not project above the existing ridge line.
- Dormers should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions.
- On some buildings gable may be acceptable if they are designed to become an integral part of the building.

In terms of the above criteria, the proposed dormer would sit below the ridge height and above the eaves height of the existing property. Overall, it would be positioned comfortably within the roofscape. The fenestration design would be in keeping with that on the main house (in terms of detailing and alignment with the ground floor). Whilst the dormer would have a flat roof which is not considered the most preferable in architectural terms, the bungalow already has a rear flat roof and so it is not an uncommon roof form on the building.

The application site is within an area where properties have varying design, height and scale. The creation of a front dormer on a chalet bungalow would not be out of character for the area as No 41 Greenwood Road has had a similar design for a front dormer approved and implemented (WBC.ref 021105).

The existing dwelling is also set further back from the immediate street scene of the area so the change in front elevation would not result in detrimental harm. be of much detrimental damage. Furthermore, Due to the variation in appearances, design character on Greenwood Road the proposed front dormer would not be at odds with the overall street scene.

The proposal seeks to remove the existing chimney on the front elevation and replace with the front dormer. The chimney is not a prominent or consistent feature in the surrounding area. The loss of the chimney would not be visible from the public highway and therefore would not cause substantial harm to street scene on Greenwood Road. In consideration of the external material used in construction it has been stated that the materials will match the original dwelling, and this will be secured by condition.

The proposal is considered acceptable in design and overall character of the area.

Neighbouring Amenity:

Policy CP3 states that development should not cause adverse impact to neighbouring land users.

Overlooking:

The front dormer window is positioned within the original footprint of the original house and the window correlates to a habitable room. However, due to the modest projection forward and set back from the road with screening vegetation, it would not have harmful overlooking impacts to properties opposite the site.

Loss of Light:

As the proposed dormer window would be situated within the original footprint of the house, there would be no increased footprint at ground floor level that would in substantial loss of light to either neighbour.

Overbearing:

Whilst there would be some additional bulk to the front elevation, this would not be overly substantial and would be at first floor level. Furthermore, there is vegetation present on site which helps reduce overbearing impacts to neighbours.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

The proposal is not resulting in additional habitable space it is extending existing habitable space, therefore existing parking provisions available on site will not be adversely affected.

Landscape and Trees:

Policy CC03 of the MDD states that development should protect and retain existing trees, hedges and other landscape features.

The WBC Trees and Landscape Officer have reviewed the proposal and have concluded they have no objection as the proposal will not impact the trees and shrubs present on the property. Therefore, the proposal is in accordance with policy CC03 of the Management Development Delivery strategy.

Ecology:

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect biodiversity.

The application site was identified to be in potential bat roosting area, a preliminary roost assessment was submitted to the LPA. The conclusion was the property has negligible potential for bat roosting. The report also discovered that the construction of the dormer would not result in substantial harm or disturbance to potential roosting bats.

Conclusion:

In consideration of the assessment made above the proposal is considered acceptable and 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 subject to conditions: 1. Full Planning Permission 2. Approved Details 3. Materials
Date:	14 April 2025
Earliest date for decision:	28 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/04/25