

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250684
Site Address:	23 Heathermount Drive, Crowthorne, Wokingham, RG45 6HJ
Expiry Date:	4 June 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for the proposed erection of a two-storey rear extension along with changes to fenestration plus rear chimney removal.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
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

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 CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Crowthorne Village Design Statement

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal
WBC Highways: No objection
WBC Landscape and Trees: No objection subject to conditions
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: The site is a 1970's detached dwelling in the residential area of Pinewood in Wokingham. 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: R23 of the Borough Design Guide requires rear extensions to be limited to 4m in depth and extensions to be stepped down from the main ridge. It also seeks to achieve a coherent and well-designed approach that influences and responds to the original building. The two-storey rear extension would be greater than 4m in depth with rear extension and would not be stepped down from the main ridge, thus not complying with the BDG. Whilst it's not stepped down, it would be an unimposing feature which would not harm the character of the area. The use of a hip form, with roof sloping to the side boundary minimises any impression of bulk and aids in subservience to the original dwelling. The proposed roof form would be coherent that responds to the original building given the hip roof of the existing dwelling. Furthermore, this would be largely not visible from the public domain. Hence, it would not have an adverse impact on the character of the host property or surrounding area. The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new window would be similar to the

existing in size and proportions of current ground and first floor window along Heathermount Drive, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is line with policy CP1 and CP3 of the Core Strategy.

The proposed materials for the walls and roof are to match the existing, thus in keeping with the current characteristics of the dwelling. However, the existing materials for the doors and windows are white PVC with the proposed anthracite PVC. Whilst such change would alter and differ the street scene, there are examples of black window frames and doors such as no.44 (see below) & no.51, therefore such alteration would not harm the street scene.



Neighbouring Amenity:

Overlooking: With regards to the new ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

The first-floor rear elevation of the property already contains two windows first floor level and is not changing. Furthermore, the separation distance from the rear of The Stables to the rear of no.23 is over 28m, which complies with the BDG minimum back-to-back separation distance of 12m. Therefore, it is not considered that the first-floor part of the rear extension would not result overlooking for neighbouring properties.

The BDG states *“the side walls of extensions must not contain any windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours”*. The proposal includes adding 2 windows facing the side of no.21, one being an en-suite which will be conditioned obscured glazed and the other window for bedroom 4. No.21 does have a first-floor window on the flank elevation. However, the window is a high-level and obscured glazed. Therefore, in this instance such additions would be acceptable in this circumstance and would not result in harmful overlooking. Furthermore, first floor side windows for a bedroom would not be a first of its kind along Heathermount Drive given the example at no.21, thus setting a precedent.

Loss of Light: Given no.23 rear building line would be set back from no.25, the

proposal would not result in harmful loss of light.

The rear building line of no.23 would project forward of no.21 and concern there would be loss of light to rear windows of no.23. Loss of light plans have been submitted which shows it complies with the 45-degree BRE test, thus no harmful loss of light. Also, the rear facing windows of no.25 would be of a south orientation and thus would benefit from full daylight throughout the course of the day due to the sun path. The neighbouring property would still have adequate access to natural light.

The single storey roof design has been amended to include hip ends to reduce the impact on the neighbour at no.21.

The first-floor element of the rear element of the rear extension would not result in harmful loss of light given the separation between houses as the two-storey section of the neighbouring dwelling (approx. 2.80m from the flank wall of two-storey section of no.25).

Overbearing: The resultant dwelling does not project further to the rear than neighbouring dwelling no.25. Whilst the rear extension would be up to the boundary of the no.25, it is considered sufficient visual separation between houses as the two-storey section of the neighbouring dwelling is more than 1m from the boundary (approx. 2.80m from the flank wall of two-storey section of no.25). As such will not result in any impact to the amenities of adjacent residential property by way of overbearing.

Whilst no.23 would project forward of the rear building line of no.21, however given the size of the plot and the siting of the dwelling within it resulting in sufficient separation distances to neighbouring property it would not result in harmful overbearing concerns. It is considered sufficient visual separation between houses as the two-storey section of the neighbouring dwelling is more than 1m from the boundary (approx. 2.90m from the flank wall of two-storey section of no.23).

The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Highway Access and Parking Provision: The proposal will increase the numbers of habitable rooms from 5 to 6. As the existing and proposed garage do not fully meet the council's requirement for car parking, there will be no gain or loss of parking space. Two driveway parking will be retained.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retainment of existing parking meets the council's parking requirement, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Landscape and Trees: The site is on a maturing, verdant and sylvan housing development feature a green backdrop. Some of the houses have been altered over time, mostly in keeping with the original design style. Tree Preservation Order (TPO) 780/1996, A1, on all Scots pine, oak, birch, rowan, Norway maple, beech, larch, red oak alive in May 1996 applies to the whole site.

Suitable arboricultural has been submitted to mitigate for tree harm during the build, The officer has suggested a condition to ensure this can be followed. Parking is to remain as is, which will prevent harm to the TPO tree going forward.

The proposed changes are mainly at the rear and will not attract undue views from the public road. As building heights are the same the green backdrop is unchanged. Overall, the character of the area will not be harmed.

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:	Yes
Recommendation:	Approve
Date:	2 June 2025
Earliest date for decision:	2 May 2025

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	2 June 2025