

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250840
Site Address:	41 Heathermount Drive, Crowthorne, Wokingham, RG45 6HJ
Expiry Date:	10 July 2025
Site Visit Date:	23 June 2025
Proposal: Householder application for the proposed single storey front and side extension and raising of the roof to facilitate insulation. Along with changes to the exterior cladding, rear balcony and a re-profiling of the site's frontage (part-retrospective).	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
 Bat Roost Habitat Suitability
 Scale and Location of Development Proposals - Crowthorne
 Farnborough Aerodrome Consultation Zone
 Great Crested Newt Consultation Zone – Green and Amber Risk Zones
 Tree Preservation Orders - TPO-0780-1996
 Landscape Character Assessment Area
 SSSI Impact Risk 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 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, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character 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 for the site.

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – Request further information (see main body of report)
WBC CIL – General CIL commentary
WBC Ecology – No objections subject to an informative

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objections
Ward Member(s)	No comments received
Neighbours	Two letters of support: - Proposals would add an attractive outlook from the neighbouring property and whole area. - The proposals look great. Two letters raising the following concerns: - Parking plan is inaccurate (Officer Comment: This has been amended.) - Concerns regarding the impact of the development on the integrity of a neighbouring border wall. (Officer comment: This is not a material planning consideration.)

APPRAISAL

Site Description:

The application site consists of a detached two storey dwellinghouse located on Heathermount Drive, Crowthorne. The site is well enclosed by dense vegetation on both the frontage and rear garden.

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 dwelling's existing roof is proposed to be increased by approximately 0.25 metres to 5.5 metres to facilitate additional insulation. The new roof form would have a shallow overhanging gable. Overall, the height increase proposed is modest and would have a negligible impact on the visual amenities of the area, particular due to the fact the dwelling is well set back from the roadside and screened by dense, mature vegetation. Overall, this element of the proposals would have an acceptable impact on the character of the area.

The single storey side extension would have a flat roof form, a height of approximately 2.5 metres and a depth of 5.35 metres. Whilst not set back from the dwelling's building line, the extension is modest and would be visually enveloped by the site's vegetated frontage. Overall, this element of the proposals would have an acceptable impact on the character of the area.

The single storey front extension would infill the existing ground floor canopy area, aligning with the dwelling's two storey frontage. As there would be no increase in development footprint, the extension would have a negligible visual impact on the area and is considered acceptable.

The alterations to the rear balcony would not be visible from the street scene and are acceptable in this regard. Similarly, the cladding proposed would not have a notable impact on the character of the area due to the presence of a variety of materials in the street scene and is acceptable.

The minor re-profiling of the raised patio to create a footpath to the front entrance door would have no notable visual impacts and is acceptable.

Neighbouring Amenity:

Overlooking:

No additional first floor side windows are proposed. The rear balcony would be fitted with privacy screens on the flank elevations which would provide a betterment in terms of potential overlooking impacts onto neighbouring properties.

Overall, there are no overlooking concerns.

Loss of Light and Overbearing:

The modest raising of the dwelling's roof height would have no notable impact on either neighbouring property by reason of adequate separation distances and

vegetation screening.

The front and side extensions proposed are sited a sufficient distance away from neighbouring dwellings to avoid any adverse overbearing or loss of light impacts.

Highway Access and Parking Provision:

The site already has space to park at least 3no. vehicles. There are therefore no objections on these grounds.

Amenity Space:

The proposals would not harm the usability of the dwelling's rear amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and is at low risk of surface water flooding. The development's footprint is modest and overall does not present a flooding risk.

Landscape and Trees:

The application is supported by a Tree Report (GHA Trees – 18th July 2025).

The application site is located within an area-wide TPO (TPO-0780-1996) that protects the following trees:

- Scots Pine
- Oak,
- Birch
- Rowan
- Norway Maple
- Beech
- Larch
- Red Oak

The side extension proposed would result in the removal of a young cherry tree. This tree is not protected under the TPO and provides little visual amenity value. No objections are raised to its removal.

With regards to the infill extension and re-profiling of the site's raised patio, the raised patio already severely limits the southward spread of the RPAs of the TPO trees on the site's frontage (Scots Pine and Red Oak). With this in mind, it is not anticipated that the re-profiling of a small section of the patio, or the infill extension, would harm the health of these trees as they would be concentrated on existing hardstanding/built areas.

The Tree report recommends tree protection fencing and other mitigation measures for the TPO trees during the construction of the development. Subject to compliance with this report, there are no objections raised on these grounds.

Ecology:

Bats:

WBC Ecology have read the Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2944_PRA_a, May 2025) and reviewed the plans and elevations.

WBC Ecology are satisfied with the PRA conclusions, which indicates that the building has negligible potential for roosting bats.

Subject to an informative, WBC Ecology raise no objections to the proposals.

Great Crested Newt (GCN):

The site is located within Green and Amber Risk Zones for GCNs and the footprint of the development is relatively modest and contained within the existing development footprint. There are therefore no anticipated impacts on this protected species.

Conclusion:

Overall, the development complies with the development plan. Subject to conditions, this application is recommended for approval.

Community Infrastructure Levy (CIL):

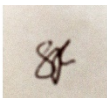
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed 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:	Approval
Date:	6 August 2025
Earliest date for	6 June 2025

decision:	
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Recommendation agreed by: (Authorised Officer)	
Date:	6.8.25