

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250731
Site Address:	5 Ellis Road, Crowthorne, Wokingham, RG45 6PS
Expiry Date:	23 May 2025
Site Visit Date:	24 May 2024
Proposal: Application to vary conditions 2 & 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. Conditions 2 & 3 refer to the approved plans and external materials, and the variation is to alter the proposed materials.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals

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 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
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
242693	Householder application 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.	Approved: January 2025
242702	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension, side dormer extension to facilitate loft conversion following demolition of the existing linked outbuilding plus side chimney removal.	Approved: December 2024
241482	Householder application for proposed two storey side extensions followed by erection of chimney. A	Withdrawn:

	loft conversion to include 2 No dormers to create habitable accommodation. Erection of a front porch and changes to fenestration. Followed by demolition of existing detached garage and chimney at the rear.	September 2024
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CONSULTATION RESPONSES

Internal

WBC Ecology – No objection

External

Bracknell Forest Council – No objection

REPRESENTATIONS

Wokingham Without Parish Council	No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context The application site is located on Ellis Road and is occupied by a two storey, detached dwelling. The site is a corner plot, with the eastern boundary facing onto the busier Old Wokingham Road.

The proposal through application 242693 comprised the erection of a part single, part two storey front extension, with a protruding front canopy, plus the installation of 2no. roof dormers. This application seeks to alter the approved external materials of the dwelling, through the variation of conditions 2 & 3.

Technical Matters: This application originally only sought to vary condition 3 of application 242693, as this is the condition concerned with external materials. Nonetheless, as the changes to materials have been shown through an amended elevational plan, condition 2 has now also been varied to replace the previously approved elevational plan with the updated one.

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: Ellis Road and the surrounding area has a mixed character, containing predominantly two storey detached properties that vary in height, architectural style and design. There is a consistent building line on both sides of Ellis Road, with generous separation gaps between properties, coupled with soft landscaping features and low boundary treatments to give the area a spacious green character.

It was previously concluded that the proposed works through application 242693 would have an acceptable impact on the character of the area. The proposed enlargements have not been altered through the amended proposal, such that there is no change to this conclusion.

Condition 3 of the previous application required compliance with the application form, which stated that all external materials used in the construction of the development were to match the existing. The variation of this condition seeks a departure from this, by altering the brickwork of the dwelling and incorporating off-white render and slate tiles into the development. Given the mixed character of Ellis Road as identified above, it is considered that the proposed changes would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity, Landscape and Trees, and Ecology: The nature of the variation does not warrant any additional concerns on any of these material grounds.

Conclusion: For all the above, the proposal is acceptable, and the 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:	Approve
Date:	19 May 2025

Earliest date for decision:	20 April 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	19 May 2025