

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242823
Site Address:	13 Ellis Road, Crowthorne, Wokingham, RG45 6PS
Expiry Date:	11 February 2025
Site Visit Date:	7/1/25
Proposal: Householder application for the proposed single storey side and rear extensions.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Bat Roost Habitat Suitability
Borough Parishes
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 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 CC07 – Parking TTB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY – Nonapplicable

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No Objection
WBC Ecology – No objection

External – None

REPRESENTATIONS

Parish/Town Council	Wokingham without parish – No objection
Ward Member(s)	No comments received
Neighbours	One comment received in support of the application.

APPRAISAL

Site Description:

This application relates to a single storey property in Crowthorne. The street contains a mixture of single and two storey properties, all benefitting from off street parking and a rich mix of vegetation throughout the street scene.

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.

Proposal:

This application seeks permission to erect two single storey side extensions. One with a flat roof, and one adjoining the existing pitched roof at the rear of the property.

Character of the Area:

The flat roof side extension would extend approximately 1.8 Metres from the existing west facing side wall of the property for a length of approximately 4.3 metres. Although the flat roof is not in keeping with the character of the house, as this is a modest extension, and would not be visible from the public realm it has a negligible impact on the character of the area.

The pitched roof extension at the rear of the dwelling is again of modest scale. It extends from the existing rear wall of the property by approximately 3.4 metres and joins up with the current half-gable end roof, to complete the gable end. This continues the character of the dwelling, and as it is at the rear and of no increase in height to the existing main roof, it has no negative impact on the character of the area.

Neighbouring Amenity:*Overlooking:*

Both proposed extensions are single storey and thus there are no objections regarding overlooking. The flat roof side extension does have a window and a door but there will be screened by solid boundary to the neighbour to the west, and there is no change to the existing fenestration. The pitched roof rear extension has no side fenestration and is again screened by solid boundary treatment from the neighbour to the east.

Loss of light and overbearing:

The pitched roof extension would be within 1 metre of the boundary on the east side, although as it is not extending past the existing dwelling side walls and there is no substantial existing gap between dwellings, there is no objection raised for overbearing. Regarding loss of light, the extension would not rise past the existing roof line, so there is minimal additional impact on light for the neighbours to the east.

The side extension does extend beyond the rear wall of the neighbouring property, but as the extension is single storey screened by boundary treatment, there are no objections raised for loss of light or overbearing.

Highway Access and Parking Provision:

There is no planned increase to the number of habitable rooms thus the current parking provision is sufficient.

Landscape and Trees:

The works are not proximate to the TPO tree and the application form states that no trees or hedges need to be pruned or removed to carry out the development and as such, no significant impact would be anticipated in this respect. The WBC Trees and Landscape Officer has raised no objections to the proposal.

Ecology:

A bat survey conducted, and no evidence of bats were found and no opportunities of roosting bats identified. The council's ecologist has not objected. Whilst conditions were recommended, they are not considered necessary in this case due to the absence of bat roosts at the site and opportunities for bat roost in the existing house.

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:	15 January 2025
Earliest date for decision:	10 January 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	16.01.2025