

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250747
Site Address:	46 Ellis Road, Crowthorne, Wokingham, RG45 6PU
Expiry Date:	17 June 2025
Site Visit Date:	6 May 2025
Proposal: Householder application for the proposed replacement roof with three front and two rear dormers to facilitate first floor living accommodation, alterations to the front and rear single storey extension roofs and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Contaminated Land Consultation Zone
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
Historic Flooding Points Consultation Zone

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 CP8 – Thames Basin Heaths Special Protection Area 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 CC09 – Development and Flood Risk

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM10 - Flood Risk DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Crowthorne Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
082308	Proposed erection of ground floor rear extension to dwelling plus reconstruction of existing front porch. Demolition of existing outbuilding.	Approved 03/04/2008

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection.
WBC Highways – Request further information.
WBC Landscape and Trees – No objection subject to conditions.
WBC CIL – Not CIL liable.
WBC Ecology – No objection.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a detached bungalow and detached garage located on the northern side of Ellis Road, Crowthorne. There is one detached bungalow to the west of the site, a two-storey semi-detached property to the east and a track to the rear which is covered by Area TPO 0059-1973.

The host dwelling is set back from the road behind a wooden post and rail fence, brick pillars and evergreen hedging.

Ellis Road comprises a range of property types which include bungalows, chalet-style bungalows, two-storey detached and semi-detached properties. There is no uniform appearance to the design, age or form of properties along the road.

Proposal:

This application seeks approval for the removal of the main roof and erection of a taller hipped roof with three front dormers and two rear dormers to create first floor living accommodation. Also proposed are alterations to the existing roofs above the front entrance/living room and kitchen roof to the rear.

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 principle of a residential extension in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

There is no dominating architectural style along Ellis Road. The properties vary in size, scale, age and design with many already having undergone extensions and renovation works.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The proposed changes to the main roof would include the removal of the existing roof and a hipped roof form erected. The new roof would be contained above the existing ground floor footprint and would increase in height from approximately 6.55m to 7.48m. R9 of the BDG states that the heights of residential buildings should 'respond to the prevailing heights and degree of variation in height in the local context'. There are two adjoining neighbours: a detached bungalow to the west and a two-storey semi-detached property to the east. The increased roof height would be approximately 1m taller than the adjoining bungalow and approximately 1.5m lower than the adjoining semi-detached property. The proposed increased roof height would respond sympathetically to the variation in height of properties within close proximity and would not encroach the established roofline of houses along the street.

Furthermore, there are other examples of bungalows that have already constructed replacement roofs to facilitate first-floor living accommodation. Examples include nos. 28 and 30. Therefore, the proposed changes to the roof would not be overly dominant within the street and would have no adverse impact on the character of the host dwelling or surrounding area. Moreover, by retaining the existing gaps between the

side boundaries, the proposal would not alter the existing rhythm of gaps in the street scene which would allow views through to the green backdrop beyond. The significance of soft landscaping is specifically referenced on page 35 of the BDG which states how 'A green backdrop contributes significantly to local character, created by trees and planting along plot frontages, in gaps between buildings and in rear gardens, so that development is almost always seen against vegetation'. By maintaining the rhythm of gaps along the road it would retain views into and beyond the plot to the mature trees protected under TPO 0059-1973.

The proposal includes three front facing, and two rear facing dormers. The dormers would be subservient additions to the host dwelling and would comply with BDG guidance which recommends that dormer windows 'Should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof'. The pitched roofs of the dormers would introduce a traditional style architectural feature which would be sympathetic with other front facing pitched dormers within close proximity. Examples include nos. 25 and 25a. Therefore, the proposed dormer windows would be sufficiently in-keeping with the established character along Ellis Road and are acceptable.

Proposed materials include brick and tiles to match the main house which are acceptable.

Neighbouring Amenity:

Overlooking:

There are two dormer windows proposed in the rear elevation of the newly raised roof to serve two bedrooms. The rear building line of the proposed first floor of the host dwelling would align with the rear building line of no. 48. The dormer windows would be set back from the eaves line by approximately 1.25m. Whilst it is acknowledged that the windows would produce a level of overlooking to no. 48, these would be restricted to oblique views of the neighbouring garden, rather than direct views of private amenity space. In addition, it is normally accepted that some overlooking of gardens by neighbours is inevitable in most medium density situations.

There are three first floor dormer windows proposed in the front elevation to serve a bathroom and bedroom. Directly opposite the application site is the flank wall of no. 15 Pinewood Avenue. The proposed front dormers would be more than 23m from the side conservatory of the adjacent property. There is no guidance set out for front to flank separation distances, but the distance would exceed the minimum 22m recommended to be retained between back-to-back elevations in order to maintain privacy. Therefore, the front dormers would not cause any detrimental overlooking to neighbouring properties.

Loss of Light & Overbearing:

The proposed removal of the main roof and replacement taller roof would not extend beyond the footprint of the existing roof. Historic planning records indicate that no. 44 Ellis Road benefits from ground floor side facing windows to serve a dining room and hallway. Whilst the hallway is a non-habitable room, it is acknowledged that the dining room would be impacted by the proposal to some degree. The neighbouring dining room window would be approximately 3.35m from the flank wall of the host dwelling

and would be positioned towards the centre of the host flank wall. A sense of overbearing and overshadowing to the dining room would be somewhat reduced by the proposed hipped roof form, although a line of 25 degrees would be breached as a result of the development. However, the 25-degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. In this instance, the site is due west of no. 44 meaning that any additional loss of light impact to the dining room would be restricted to the evenings only. In addition, the pitched roofs of the front and rear ground floor extensions would be lowered to hipped-flat roof forms. This would allow wider side views from the neighbouring dining room window.

Historic planning records show that no. 48 also boasts two ground floor side facing windows to serve a bathroom and kitchen. It is acknowledged that these windows would also be impacted to some degree by the proposal. However, it is noted that the bathroom is not a habitable room, and the kitchen window is not the principal light source to the room as the open-plan kitchen living room also benefits from patio doors to the rear. Loss of light to a non-habitable room would not be a sufficient reason for refusal.

The closest window of no. 48 to the host dwelling in the front elevation serves a bedroom. Due to no.48 being set forward approximately 1.9m from the host dwelling, any overshadowing to this window would be limited. Due to the orientation of the properties, additional loss of light would be confined to early mornings in the Winter months. However, due to the approximate 3.35m separation distance between the properties, no. 48 would still receive adequate light for the majority of the day, following the completion of the development.

It should also be noted that the applicant has applied the wrong assessment (45 degree).

Highway Access and Parking Provision:

The proposal would result in an increase in the number of habitable rooms. The council's Highways officer was consulted and although they raised no objection to the principle of development, they did request an amended parking plan to show three on-site parking spaces with larger dimensions. Whilst this was noted, no changes are proposed to the current parking arrangements which are acceptable and meet the needs of the occupiers. In addition, the existing post and rail fencing with soft landscaping adds to the character of the local setting and the removal of this feature would be to the detriment of the open and semi-verdant established character. As such, the submitted parking plan is acceptable.

Flooding and Drainage:

The application site is located in flood zone 1 and the Lead Local Flood Authority raises no objection to the proposal.

Landscape and Trees:

To the rear of the northern site boundary is Area TPO 0059-1973. The Council's Landscape and Trees officer was consulted and raised no objection to the proposal. They commented:

"The site is on a crossroads of mature residential streets featuring houses of mixed styles and ages. The landscape character assessment is of high landscape quality and sensitivity. The rear boundary is impacted by Tree Preservation Order (TPO) 59/1973, A4, on all trees alive in August 1973. This belt of trees provides an important green backdrop which contributes to the sylvan nature of the street as viewed from the various roads.

The signed application form states that no trees or hedges need to be removed or pruned to carry out the proposal. This is important from the street scene perspective as the verdant front garden and driveway area adds to the prevailing character of the streets. However, it is likely that the front area will have to be altered to accommodate the required size and number of parking spaces. So, I have suggested landscaping and boundary conditions to ensure the green infrastructure and character of the area is maintained and to help the scheme comply with policies such as CC03, CP3 and TB21. The TPO trees will not be impacted by the scheme as they are not proximate.

The increase in height, ridge line, roof pitch and mass of the proposed building will result in some reduction in the green backdrop. But, overall, the house design is such that I suggest the impact will be acceptably minor, in this case".

Conditions have been recommended that relate to details of boundary walls/fences and landscaping. Whilst these are noted, the submitted parking plan is considered acceptable, therefore, there are no changes proposed to the existing boundary treatment and the conditions are not necessary.

Ecology:

The application site is in an area suitable for bat roosts. A bat report was submitted to support the application and the Council's ecology officer was consulted. They raised no objection to the proposal subject to a condition relating to what should be done if any bats or evidence of bats are found prior or during the development. They commented:

"I have read the Preliminary bat roost assessment (Chase Ecological Consultancy, Ref CE4814, 7 April 2025) and reviewed the plans and elevations and local planning history. I am satisfied that the PBRA internal and external inspections are adequate for the Ecologist to conclude that the building currently has no suitable features of potential value to bats.

I advise that the development is implemented in accordance with appendix 4 of the PBRA report".

Conclusion:

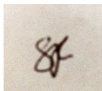
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance, subject to conditions.

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:	6 June 2025
Earliest date for decision:	14 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12.6.25