

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261746
Site Address:	89A Ellis Road, Crowthorne, Wokingham, RG45 6PJ
Expiry Date:	25 September 2026
Site Visit Date:	3 September 2026
Proposal: Householder application for the proposed raising and modification of the roof to create additional first floor accommodation forming a hip to gable extension, erection of a single storey rear extension plus changes to fenestration to include roof lantern.	

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging FD2 – Sustainable drainage NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
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
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12008	Extensions and alterations to bungalow.	Approved 22/11/1979
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CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection, subject to conditions.
WBC CIL - CIL liable.
WBC Ecology – No objection, subject to conditions.

External

None.

REPRESENTATIONS

Parish/Town Council	No objection, subject to a full assessment of overlooking impacts and size/scale of development.
Ward Member(s)	No comments received.
Neighbours	Three letters of objection. Concerns relate to: - Loss of privacy to adjoining properties. - Overbearing impact to adjoining properties. - Significant loss of outlook from adjoining properties. - Overshadowing to adjoining properties. - Disruption during construction.

APPRAISAL

Site Description:

The application site comprises a large, detached bungalow situated within a substantial plot on the southern side of Ellis Road. The property has an atypical arrangement, being set behind the established frontage development and located to the rear of the principal row of dwellings fronting Ellis Road.

The dwelling is a detached single-storey bungalow of a typical 1970s design, characterised by its simple pitched roof form, reconstructed stone elevations and timber-clad front gable. The property exhibits the low-profile, horizontally proportioned appearance commonly associated with suburban bungalow development of this period.

Proposal:

This application seeks planning permission for the erection of a first-floor extension and a single-storey rear extension to the existing detached bungalow. The development would introduce additional accommodation within a new first floor, incorporating a series of front and rear-facing gabled dormer projections within an enlarged roof form. A single-storey rear extension would also be constructed, featuring roof lanterns and bi-fold doors opening onto the rear garden.

External materials would comprise grey interlocking roof tiles, retained stonework walls at ground-floor level, light timber-coloured composite cladding to the upper floor elevations, grey uPVC windows and grey uPVC cladding to external timber elements. Black plastic rainwater goods are also proposed.

The proposal would transform the dwelling from a single-storey bungalow into a one-and-a-half/two-storey dwelling with a substantially increased roof mass and additional gabled features on the principal elevations.

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.

Character of the Area:

Policy CP3 of the Core Strategy requires development to be appropriate in terms of its scale, massing, layout, built form, height, materials and character, and to represent a high-quality design that does not detract from the character of the area.

The application proposes the removal of the existing roof and the erection of a higher roof structure to facilitate first-floor accommodation, increasing the overall height of the dwelling by approximately 2.28m. A single-storey rear extension is also proposed.

The host dwelling occupies an unusual position to the rear of the established frontage development along Ellis Road and is largely enclosed by the rear gardens of surrounding residential properties. The site is therefore experienced differently from the majority of dwellings in the area and has very limited visibility from the public realm. The dwelling is set back in excess of 75m from Ellis Road, approximately 44m from Westbury Close to the east, 34m from Corsham Way to the south and over 60m from The Avenue to the west. As a consequence, the proposal would not form a prominent feature within the street scene.

The surrounding area comprises a varied residential character, including chalet bungalows, two-storey detached dwellings and link-detached houses of differing ages, scales and architectural styles. Whilst the proposal would increase the overall bulk and massing of the existing bungalow, the dwelling occupies a generous plot and would retain substantial separation distances from all boundaries. The proposed first floor would largely be accommodated within the footprint of the existing dwelling, with the single-storey rear extension representing a modest addition that would not project beyond the established rear or flank building lines.

In terms of scale, the resulting dwelling would be comparable to a number of the larger detached properties in the surrounding area. Given the size of the plot and the varied nature of surrounding development, the proposal would not appear incongruous or overly dominant within its context. Furthermore, the site benefits from mature landscaping and several protected trees surrounding the dwelling, which would continue to provide a strong landscaped setting and soften views of the enlarged building from neighbouring properties.

The Borough Design Guide (BDG) notes the importance of maintaining views of green backdrops where these contribute positively to local character. In this regard, the proposal would largely retain the existing building footprint and generous setbacks from the site boundaries. Consequently, the development would not materially reduce the visual gaps surrounding the dwelling or erode the verdant character of the site. The mature landscaping and tree cover would remain the defining features of the setting.

The proposed design adopts a traditional architectural approach that responds appropriately to the character of the existing bungalow. The enlarged roof would retain a pitched form incorporating gabled elements, reflecting the existing design of the dwelling. The proposed palette of materials, including grey roof tiles, retained stonework at ground-floor level and timber cladding to the upper storey, would provide continuity with the existing building and result in a cohesive appearance. The design is therefore considered to accord with the guidance in the BDG, which seeks extensions that complement the host dwelling in terms of form, detailing and materials.

Overall, whilst the proposal would significantly enlarge the dwelling, the scale of the plot, substantial separation distances, mature landscaping and limited public visibility ensure that the development would sit comfortably within its setting. The proposal is therefore considered to preserve the character and appearance of both the host dwelling and the surrounding area and is compliant with Policy CP3 of the Core Strategy and the relevant design guidance contained within the BDG.

Neighbouring Amenity:

Overlooking:

The proposal would introduce a first floor to the existing bungalow and, consequently, additional first-floor windows. The primary consideration is whether the proposed fenestration would result in unacceptable overlooking of neighbouring properties. Page 47 of the BDG recommends minimum separation distances of 22m between directly opposing rear elevations and 12m between rear and flank elevations in order to safeguard privacy.

Three first-floor Juliet windows are proposed within the front elevation serving a bedroom and landing area. Owing to the unusual siting of the dwelling, the front elevation faces towards the rear elevations of nos. 87a and 89 Ellis Road. A separation distance in excess of 59m would be retained between the proposed first-floor windows and the rear-facing windows of those properties. This significantly exceeds the minimum 22m separation distance recommended by the BDG and, as such, no material loss of privacy would arise.

To the rear elevation, four first-floor windows are proposed serving two bedrooms and two bathrooms. These windows would face towards the flank elevation of no. 39 Corsham Way at a distance of approximately 19m. This exceeds the minimum 12m separation distance recommended between rear and flank elevations and is therefore considered acceptable.

Two first-floor windows are also proposed within the western flank elevation serving bedrooms. Objections have been received raising concerns regarding overlooking towards properties in The Avenue. Whilst it is acknowledged that these windows would

introduce views which do not currently exist, the windows would be located more than 36m from the rear elevations of nos. 34 and 36 The Avenue. This considerably exceeds the 22m separation distance generally applied to facing habitable room windows. Furthermore, the western boundary is screened by an established hedgerow and mature trees which provide additional filtering of views between properties. Although some degree of overlooking would inevitably occur, the substantial separation distances and intervening vegetation would ensure that any perceived loss of privacy would not be sufficient to warrant refusal of the application.

It is also relevant that the surrounding area contains numerous two-storey dwellings and chalet-style properties with first-floor accommodation. In this context, the introduction of first-floor windows is not an unusual feature within the locality and would not give rise to an unacceptable relationship with neighbouring occupiers.

The eastern flank elevation would contain a single first-floor window serving as a secondary window to Bedroom 1. This window would be approximately 24m from the flank elevation of no. 30 Westbury Close and approximately 29m from the flank elevation of no. 23 Westbury Close. In addition, the eastern boundary benefits from a dense evergreen hedge and mature tree planting which provides effective year-round screening between properties. Given the orientation, separation distances and established boundary vegetation, the window would not result in any significant loss of privacy to neighbouring occupiers.

Overall, the proposed first-floor fenestration would retain separation distances that meet or substantially exceed those recommended by the BDG. When considered alongside the mature landscaping surrounding the site, the proposal would not result in harmful overlooking or an unacceptable loss of privacy to nearby residential occupiers. The development is therefore considered to comply with Policy CP3 of the Core Strategy and the residential amenity objectives of the Borough Design Guide.

Loss of Light & Overbearing:

The proposal would involve the removal of the existing roof and the construction of a higher roof structure to facilitate first-floor accommodation, resulting in an increase in ridge height of approximately 2.28m. Whilst this would increase the overall scale and massing of the dwelling, the property occupies a substantial plot and is positioned centrally within it, ensuring generous separation distances to all site boundaries.

The enlarged dwelling would remain set at least 13m from the site boundaries on all sides. This significantly exceeds the guidance set out within the BDG, which advises that extensions should retain a minimum 1m gap to side and rear boundaries. As a result, the proposed development would maintain the spacious character of the site and would not introduce an undue sense of enclosure to neighbouring properties.

Objections have been received regarding the perceived overbearing impact of the development on occupiers of properties in The Avenue. Whilst the proposal would increase the height of the existing bungalow through the provision of first-floor accommodation, it is noted that the surrounding area includes a mixture of two-storey dwellings and chalet-style properties. Consequently, the resulting scale of the dwelling would not appear incongruous within its context or represent an unusually large form of development when viewed against the prevailing pattern of built form in the locality.

Furthermore, the generous separation distances between the proposed dwelling and neighbouring properties, together with the mature landscaping surrounding the site, would ensure that the development would not appear dominant or oppressive when viewed from adjoining residential properties. The proposal is therefore not considered to result in an unacceptable overbearing impact on neighbouring occupiers.

Concern has also been raised regarding potential overshadowing and loss of light to properties located to the west along The Avenue. The proposed dwelling would retain a minimum separation distance of approximately 36m from the rear elevations of nos. 34 and 36 The Avenue. The BRE publication Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (BR209) provides accepted guidance in assessing the impact of development on daylight and sunlight. Having regard to the scale, siting and separation distances involved, it is considered that the proposal would not breach either the 25-degree or 45-degree assessment tests in relation to adjoining properties. Accordingly, the proposal would not result in a material loss of daylight or sunlight to neighbouring habitable rooms or private amenity areas.

Overall, the proposal would not give rise to an unacceptable loss of light, overshadowing or overbearing impact. The development is therefore considered to comply with Policy CP3 of the Core Strategy and the residential amenity objectives of the Borough Design Guide.

Disturbance during construction works:

Concerns regarding disturbance and general disruption during the construction phase have been taken into account. However, it is established that temporary disturbance arising from the carrying out of development is not, in itself, normally a reason to withhold planning permission where the proposed development is otherwise acceptable. Such impacts are temporary in nature and cease once the development has been completed.

In the case of a modest householder development, the scale and duration of construction activity would be limited. Whilst some short-term inconvenience may occur, this would not justify refusal of the application. Furthermore, a condition restricting hours of construction would not be necessary or reasonable, having regard to the scale of the proposal and the temporary nature of the works. Matters relating to noise and nuisance during construction are more appropriately controlled, where necessary, through separate environmental health legislation rather than through the planning process. Accordingly, the temporary disruption associated with the construction phase is not considered to weigh against the proposal.

Highway Access and Parking Provision:

The proposed development would result in an increase in the total number of habitable rooms. The proposal would retain the existing parking arrangements which consist of a garage and a driveway providing on-site parking for three vehicles. The parking arrangements are considered acceptable to serve the proposed development.

Landscape and Trees:

The application site comprises a large plot with a number of protected trees located along all of the site boundaries. The Council's Trees and Landscape officer was consulted and raises no objection to the proposed development, subject to conditions. In summary the officer commented how the site comprises a well-vegetated backland plot containing a significant number of protected trees, including eight protected individual trees and five protected tree groups covered by Tree Preservation Order TPO-1240-2008. The officer notes that the proposed single-storey rear extension would be constructed largely over an existing patio area, whilst the remaining works would be undertaken over the existing built footprint. Having reviewed the submitted Arboricultural Impact Assessment and Root Protection Area (RPA) plans, the officer is satisfied that the proposed building works are unlikely to encroach into the RPAs or adversely affect retained trees. However, to safeguard the protected trees during construction, conditions are recommended requiring the submission of a Tree Protection Plan and Arboricultural Method Statement, together with measures to ensure that construction activity, material storage and vehicle movements are confined to existing hardstanding areas and that suitable protective fencing is installed around retained trees and landscaped areas.

The officer also notes that insufficient details have been provided regarding the proposed hard and soft landscaping associated with the development and therefore recommends a condition requiring the submission of a landscaping scheme, including details of retained and proposed planting, hard surfaces, patio and pathway layouts, driveway alterations and boundary treatments. Overall, subject to these safeguards, the proposal is not considered likely to result in harm to protected trees or the landscaped character of the site.

Ecology:

The application site is not identified as being within an area of suitable bat roost habitat. The Council's Ecologist was consulted and raises no objection to the proposed development, subject to conditions.

The Ecologist recommended a condition controlling the installation of external lighting. However, the dwelling is an existing residential property and there are currently no restrictions preventing the installation of external lighting. Furthermore, the application does not propose any new external lighting as part of the development. In these circumstances, the imposition of such a condition would not meet the tests set out within the National Planning Policy Framework and Planning Practice Guidance, as it would not be necessary or directly related to the development proposed.

The Ecologist also recommended measures to protect the trees and vegetation on the site during construction, recognising their ecological value and contribution to the site's character. These concerns are addressed through the recommendations of the Council's Tree and Landscape Officer, and conditions requiring the submission of an Arboricultural Method Statement and Tree Protection Plan will be attached to any grant of planning permission.

Subject to these safeguards, the proposed development is not considered likely to result in adverse impacts on protected species, habitats or ecological features and is therefore acceptable in ecological terms.

Conclusion:

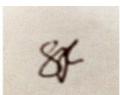
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	18 September 2026
Earliest date for decision:	21 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	21.9.26

PLANNING CONSTRAINTS/STATUS

Modest Development Location

Bat Roost Habitat Suitability

Tree Protection Orders

Wokingham Without Ward

Wokingham Parish