

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250850
Site Address:	14 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP
Expiry Date:	10 October 2025
Proposal: Application to vary conditions 2 and 3 of planning consent 213461 for the proposed erection of a first floor rear extension, loft conversion to create additional habitable accommodation with 3 no. pitched roof dormers to the front elevation, plus changes to fenestration. Condition 2 refers to the approved details and condition 3 to the external materials, and the variation is to change external materials and amend the design, including changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
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

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
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
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

210637 - APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1199/2007.
T4, Oak- Fell. Tree Consent 11/3/21. Appeal APP/TPO/X0360/8456 18/11/21

202128 - Householder application for the proposed erection of a part single part two storey rear extension following demolition of existing conservatory, an increase to the roof height, loft conversion and addition of dormers at front to create habitable accommodation, plus internal alterations and changes to fenestration. Refused 7/10/20

110486 - Application for submission of details to comply with the following condition of planning consent F/2010/1347:|5. Site contamination - validation report. Replied 12/8/11

100457 - Erection of 3 dwellings with garages and associated parking and access. Demolition of existing garage. Approved 4/8/10

080934 - Proposed erection of 3 new dwellings with garages and car parking spaces. Demolition of existing garage. Refused 28/3/08. Appealed under reference APP/X0360/A/08/2086301/WF. Dismissed 16/1/09

072174 - Proposed erection of 4 dwellings with garages and associated parking. Demolition of existing garage. Refused 26/11/07

CONSULTATION RESPONSES

Internal

Ecology: No objection subject to conditons

External

None consulted

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council has no comments
Ward Member(s)	No comments received
Neighbours	14a Grovelands Road: Supportive of suggested variations to conditions 2 & 3 of planning consent 213461. They will make a positive improvement to the look of the house and its setting in the area.

APPRAISAL

Site Description: Detached bungalow.

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 proposed changes to the approved details under condition 2-

- Front dormer amended from a catslide roof to 3no pitched roof dormers.
- Addition of 1no. window to the front elevation on first floor together with the reduction and repositioning of the already approved window to align with below.
- Repositioning of first floor windows on the rear elevation to align with window below.
- Change to fenestration design to enable all windows to match throughout.
- Enlargement of centre front dormer window to rationalise the design and balance with the porch below.
- Patio doors in place of already approved ground floor side (south) window to allow access.
- Repositioning of an existing rear ground floor window to the kitchen to align with the above window.
- Increase the width of the porch roof canopy while maintaining its approved ridge height and roof pitch. The eaves will be extended and this will provide the occupants with better protection from rain when entering and exiting the property.

The change in front dormer style to pitch roofed dormers are predominant in the area and offers a more contemporary appearance. Along Grovelands Road there are many different style dormers. This change is to match other pitched roof dormers in the area as can be seen at property no. 7, 9 and 10. Thus, the change would not look out of place nor harm the street scene and considered acceptable.

The other changes proposed are minor alterations which would not harm the street scene and considered acceptable.

In relation to external materials under condition 3, the existing external brick is a red facing brick with the approved proposed materials to match the existing.

Instead, it is proposed to use white render finish to the external walls. Such alteration is in keeping with the immediate area the white rendered walls, including the neighbours on each side of the house, no.10, 15 & 16 Grovelands Road. Therefore, such alteration would not harm the street scene nor look out of place.

Neighbouring Amenity: The proposed changes would be minor and not have any negative impact upon overlooking, loss of light or overbearing.

Ecology: The officer has have read Preliminary Bat Roost Assessment (Chase, Ref CE1506, 29 July 2021), Full Bat Survey Report (Eaves Ecology Ref 21-013-FBSR, August 2021) and Test for Snagging Propensity Certificate TLX-BatSafe roofing membrane provided on 7 August 2025. The officer has also reviewed the site ecological and planning history WBC Ecology comments on application 202128 and the Officers Report.

The officer is happy to support variation of conditions 2 and 3 if the Test for Snagging Propensity Certificate TLX-BatSafe roofing membrane submitted on 7 August 2025 is secured.

All British species of bats and their roosts are fully protected by The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it a criminal offence to deliberately or recklessly to destroy, damage or to obstruct access to their roosts, or to disturb, kill or injure, capture, or disturb bats, without first having obtained the relevant licence from Natural England. A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.

The 2020 Preliminary Bat Roost Assessment (PBRA) survey found the roof coverings across the North, East and West facing elevations had potential moderate value to bats. Several gaps were recorded below the ridge tiles, missing and slipped tiles which offer suitable roosting features commonly used by crevice dwelling bats were observed. According to the ecologist these features could also offer internal access for void dwelling bats. There was also a small chance that bats may use the disused chimney stack as a roosting site.

During the Eaves Ecology emergence surveys there was a low-moderate level of bat activity, primarily using the trees and bushes surrounding the house to commute and forage. At least four species, including Common pipistrelle, Soprano pipistrelle, Brown long-eared and Noctule bats, were recorded flying in the vicinity of 14 Grovelands Road. On 17 July 2021 three bats were seen emerging from a large Oak tree across the road (west).



Figure 9 – Roof void above extension to the rear, with no insulation found on top of bitumen felt



Figure 13- showing missing tiles and gaps along the ridge



Figure 14- showing missing tiles and gaps along ridge on rear extension



Figure 15- showing missing tiles, gaps at ridge and lack of flashing in the valley



Figure 19 – Main flight paths used by bats observed during the two activity surveys at 14 Grovelands Road

The officer is satisfied that provided that only the TLX-BatSafe roofing membrane which has been issued the Test for Snagging Propensity Certificate sent from the Contractor by the agent on 7 August 2025 is used and informative I17 and I19 are added, there are no ecological objections to variation of condition 2.

The emergence survey out of date, and the results are considered no longer valid. It is not possible to rule out the presence of bats or roosts and the potential for the development to cause illegal disturbance to bats and destruction of roosts. Bats are highly mobile creatures, and the property supports a number of potential roosting features suitable for crevice-dwelling bats. The officer would strongly advise the need for the Owner to arrange a further survey by a licensed ecologist prior to commencement of any stripping works and construction.

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:	9 October 2025
Earliest date for decision:	23 May 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	09/10/25