

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251821
Site Address:	67 Ellis Road, Crowthorne, Wokingham, RG45 6PP
Expiry Date:	25 November 2025
Site Visit Date:	9 October 2025
Proposal: Full application for the proposed erection of 1no. replacement dwelling and bike store, following demolition of existing dwelling and garage.	

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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand 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 CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Crowthorne Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
002159	Proposed erection of detached double garage plus demolition of existing single garage and shed.	Approved 20/07/00
131265	Proposed conversion of existing loft space to additional habitable accommodation with front and rear roof lights, plus removal of existing chimney.	Approved 11/12/13

CONSULTATION RESPONSES

Internal

WBC Environmental Health: No objection subject to conditions

WBC Drainage: No objection subject to conditions

WBC Highways: No objection

WBC Landscape and Trees: No objection subject to conditions

WBC CIL: CIL liable

WBC Ecology: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council: Concerns with the bulk of the proposal and close proximity to adjacent property and would ask the Planning Officer to request a street scene. Officer response: Bulk is addressed in overbearing section of report.
Ward Member(s)	No comments received
Neighbours	53 Dukes Wood: Overlooking from rear dormers Removal of trees in garden and important that plum tree remains No solar panels added. Officer response: The back to flank separation distance over 2 storey is 15m, the back of no.67 to the flank 53 Dukes Avenue would be approx. 15.45m, thus complying with the Borough Design Guide. See trees & landscape section of report. Not a policy requirement for solar panels to be part of the scheme.

APPRAISAL

Site Description: 67 Ellis Road is located in Crowthorne. The area comprises of residential dwellings, detached single storey, two storey dwellings and three storey dwellings. 67 Ellis Road is a detached single storey dwelling. All properties are built on a standard building line allowing for a decent setback from the footpath edge

allowing for driveways, landscaping and parking provision. There is no set material palette with there being a variety of colours and materials used in the buildings along the street. There is not set characteristic of the street due the variety and these elements all combine to make the character and appearance of Ellis Road.

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 property is currently a single storey bungalow and the proposal involves a two-storey replacement dwelling. The street scene in the surrounding area is varied in style and design of properties as well as variety of single storey, two storey and three storey dwellings. The proposal will result in an appreciable increase in height from the existing bungalow but it would be similar in scale to other dwellings in the street scene. Furthermore, it's clear the proposal has taken design inspiration from other examples along the street including 65 Ellis Road (231674), 61 Ellis Road (160746) and 69 Ellis Road (160330 & 173247). Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.

Both no.65 and no.69 are two storey dwellings and the proposal at no.67 would be of similar height, thus not resulting in a jarring relationship when viewing it narrowly with the immediate properties. The proposal does include a lower-level garage to the west elevation to soften the change in levels. Whilst the east elevation would be two storey in scale, there is a gap from the neighbouring dwelling that helps to bridge this change in height and scale.

It is also relevant that this section of the street scene is pre-dominantly larger two storey dwellings on good size plots and therefore the proposal would not be out of keeping with the houses that predominantly characterise the immediate area – the existing bungalows are the outliers in this section of the road.

The proposal would be in keeping with the existing building line and general spatial characteristics of the area. Landscaping along the frontage would be retained along with the existing vehicle access.

The proposal would utilise positive architectural features including two storey bays, hipped roofs, arch detailing above openings, finials on the gables and brackets under the eaves to provide a visually interesting but subtle design. There is a variation of property styles in the area, but they generally conform to a mid-twenty century

suburban vernacular and the proposed style would broadly be in keeping with the street scene.

The proposed materials would differ to the existing, however would be similar to the surrounding dwellings. Given the varied material palette along Ellis Road, such would not negatively harm the street scene.

Overall, whilst the proposed dwelling is appreciably larger than the existing and neighbouring bungalows, the context of the street scene means that the scale and size of the proposal is compatible with the locality. The architectural vernacular of the proposal is of good quality and would relate well to the character and appearance of the area.

Neighbouring Amenity:

Overlooking: The additional windows of front facing second and third floor would not cause any significant harm due to over 30m separation distance from no.78, thus no overlooking concerns.

The back to flank separation distance between 1 to storey is 12m and over 2 storey is 15m (BDG), the back of no.67 to the flank of 42 Wiltshire Avenue and 53 Dukes Avenue would be over 15m, thus complying with the Borough Design Guide.

Whilst the existing dwelling is a bungalow and the proposed dwelling a two storey so no overlooking from a higher perspective. However, most rear gardens are overlooked at an oblique angle at an acceptable distance from the upper floor windows in the neighbouring property. Thus, the first floor and second floor rear windows would not cause any significant harm with regards to neighbouring amenities. This type of overlooking is common within residential plots within urban and suburban estates and the property would have a similar outlook to its neighbours.

The first-floor front dormer window over the garage, the first-floor rear bathroom window and second floor shower rear dormer window will be obscured glazed, thus no overlooking concerns.

Loss of Light: The new dwelling would be set behind no.69 rear building line and over 3m flank wall to flank wall separation distance, thus no loss of light concern.

The rear building line of no.67 set forward of no.65 rear building line by approx. 1.20m, thus no loss of light concern to rear openings. The two storey section of the building would be located more centrally within the plot, away from the side boundary, with the single storey garage to the west elevation of no.67. The development would not result in a detrimental loss of light to any windows or amenity areas serving this neighbouring house.

Overbearing: The plot size is considered appropriate in the context of development in the area and the size of the dwelling would be proportionate to its plot with good breathing space to side boundaries and neighbouring properties. A 1m gap between the boundary and No. 69 and 2.5m from the boundary with No. 65 is left, which complies with the BDG. The new dwelling respects the established building line and

height of neighbouring dwellings resulting in a dwelling which is not considered to be overbearing.

The overall scale and massing of the dwelling is proportionate to the and consistent with other similar dwellings in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Amenity Space: The remaining garden length is over 14m, which complies with the Council's minimum garden length of 11m.

Highway Access and Parking Provision:

General

The applicant proposes to replacement the existing dwelling with six habitable rooms to a new dwelling with ten habitable rooms. The existing garage of dimensions 7.7m x 5.6m will be replaced with a new garage of dimensions 6.6m x 5.7m.

No additional traffic impact will be anticipated from the replacement of dwelling.

Sustainability

In view of the site is already in use for the existing dwelling, within a settlement. Highways have no objection on site sustainability for the replacement of dwelling.

Access

The two existing accesses onto Ellis Road will be retained, which is acceptable.

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The WBC minimum sizes of a single garage for parking are 6m x 3m.

The driveway will have sufficient space for at least three driveway parking, which is acceptable.

Despite garage is not essential for complying with the council's parking standards, the Highways welcome the provisions of a single garage parking, which count towards 0.5 space. If the applicant intends to provide a garage for two parking spaces, the applicant may wish to increase the garage dimensions to a minimum of 6mx 6m internally.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). The EV Charging point is located in the garage as shown on plan 25/15/05 B.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocations will be

required per dwelling with 6+ habitable rooms.

A cycle store of dimensions 2.3m x 1.7m is proposed at the rear garden, which is considered suitable for cycle storage.

Refuse Collection Strategy

Kerbside refuse collection arrangement remains suitable for this site, which is acceptable.

Flooding and Drainage: The existing dwelling is within flood zone 1, with parts of the site experiencing low risk surface water flooding.

The officer notes from the application form that surface water will be managed by either SuDS or discharge into an existing surface water sewer while foul will discharge into an existing foul sewer.

The officer also notes that groundwater levels in the area are quite high.

The officer would have no objection to the principle of the replacement dwelling, as represented by proposed floor plans. A drainage system details condition is part of the decision notice.

Trees and landscape: The site is in an established residential area of Crowthorne, and Ellis Road is typical of the street character with roadside verges with street trees planted in verges and along plot boundaries adjacent to the footway. Next door to the site are many protected trees along the front boundary and until recently there were 4 mature trees along the front of the site facing onto Ellis Road. There is also a Scots Pine within the highway verge. It is noted that the 4 trees within the front of the site have been recently removed. The trees were not protected by TPO but they were important contributors to the landscape character of Ellis Road, and will need to be replaced in accordance with Policy CC03/2d which requires the protection of trees, hedges and other vegetation during development.

Trees and shrubs in the rear garden are drawn on the Arboricultural Impact Assessment drawing, but only 1 Plum is surveyed. The officer notes from streetview imagery that the canopy of Tree T5 (offsite 'A' quality Oak) has a low canopy and permission will need to be sought from the neighbour and the Council to crown lift this tree so that construction vehicles do not damage the tree. Checking the Tree Survey Schedule it is noted that the crown clearance for T5 is 6m this may not be enough to accommodate high sided vehicle movements associated with construction. There may also be a need for ground protection over the entrance closest to No. 69 to protect the tree roots from compaction by large vehicles during construction. This will need to be reviewed and updated and included in an Arboricultural Method Statement which will be required as a condition of planning permission.

The existing surfacing to the driveway is permeable gravel and this should be retained being appropriate to the setting.

A landscaping proposal plan condition has been included to show replacement tree planting and other hard and soft landscaping to aid the setting of the proposed much

larger building. The replacement trees should be large species trees that reflect those found in the locality. Boundary treatment is shown as 1.2m high timber fence being retained on the east side but nothing shown on the west side.

Ecology: The officer has reviewed the Design, Access and Planning Statement (Aves Architectural, July 2025) plans and elevations submitted in support of the application as well as the site planning history.

The application is not supported by a Bat roost assessment or biodiversity report. The Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy Ref R714/a) December 2013) which was commissioned in support of planning application 131265, assessed that the mature gardens on the northern and southern sides of Ellis Road provide potential foraging opportunities for bat species associated with suburban habitats. Two gaps were recorded, one in mortar of one ridge tile and one under the tile just above the chimney. The report concluded that in 2013 in the absence of any evidence and due to the lack of roosting opportunities for bats to the exterior of the building, the planned work was highly unlikely to have any impact on bats or their roosts.

The condition of the property and the features that could provide potential access opportunities for bats are likely to have changed in 12 years. The property has not been recently surveyed, and it is therefore not possible to confirm the absence of bats in the property.

All species of bats receive special protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2019, deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations Natural England.

If bats or bat roosts are present the demolition would cause illegal disturbance and negative impacts to bats if either crevice-dwelling pipistrelles (*Pipistrellus* spp.) and small *Myotis* species or access to an enclosed roof space suitable for long-eared bats (*Plecotus* spp.) are resident or opportunistically use any such features in the property. If a bat roost will be affected by the works, a licence for development works affecting bats (i.e. for derogation from the provisions of the Habitat Regulations). This involves submitting a licence application to Natural England with a detailed mitigation plan informed by surveys undertaken in accordance with national guidelines.

The officer therefore recommends that the Bat informative should be included in any planning permission, to remind the Owner and their contractor of the legal protection given to bats and the need to consider commissioning a suitably qualified ecologist to undertake a pre-commencement bat check and apply precautionary measures in carrying out the proposed works.

The Design, Access and Planning Statement states that *“There is not considered to be any significant ecological value attached to the site at present however ecological enhancements such as bat or bird boxes, log pyramids and additional tree planting could be secured by means of an appropriately worded condition of consent”*. In accordance with Local Plan policies CP3, CP7 and MDD TB23 and paragraph 187 of

the NFFP, the officer requests and biodiversity enhancement condition, which has been included in the decision notice.

Environmental Health: Environmental Health has reviewed the submitted details for the proposed replacement dwelling. The development is located within an established residential area and is not expected to give rise to significant environmental health concerns.

In the interests of residential amenity and to ensure compliance with Policy CP3 of the Wokingham Core Strategy and Policy TB21 of the Managing Development Delivery (MDD) Local Plan, conditions relating to construction working hours, Dust and Noise Control During Construction and Contaminated Land.

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 proposed development will be liable for CIL as it involves the erection of one or more new dwellings.

CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link: <https://pfi.exacom.co.uk/wokingham/cilforms.php>

Should you have any queries regarding CIL, please contact.
Developer.contributions@wokingham.gov.uk

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:	19 November 2025
Earliest date for	21 October 2025

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	19 November 2025