

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250732
Site Address:	5 Ellis Road, Crowthorne, Wokingham, RG45 6PS
Expiry Date:	22 May 2025
Site Visit Date:	9 April 2025
Proposal: Householder application for the proposed erection of a new boundary wall, entrance gates and associated landscaping.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
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
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Great Crested Newt Consultation Zone Minor

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 CC10 – Sustainable Drainage TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment DM8 - Restoration of Minerals and Waste Developments DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM11 - Water Resources DM12 - Sustainable Transport Movements DM13 - High Quality Design of Minerals and Waste Development DM14 - Ancillary development 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
241482	Householder application for proposed two storey side extensions followed by erection of chimney. A loft conversion to include 2 No dormers to create habitable accommodation. Erection of a front porch and changes to fenestration. Followed by demolition of existing detached garage and chimney at the rear.	Application withdrawn 26/09/2024
242693	Householder application for the proposed erection of part single storey, part two storey front extension and canopy porch. Side facing dormer windows, change to fenestration, and demolition of existing garage.	Approved 09/01/2025
242702	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension, side dormer extension to facilitate loft conversion following demolition of the existing linked outbuilding plus side chimney removal.	Approved 17/12/2024

CONSULTATION RESPONSES

Internal

WBC Highways – 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 is located on Ellis Road and comprises a two storey, detached dwelling. The site is located on the Ellis Road, Old Wokingham Road junction and benefits from a large, corner plot. The property is currently undergoing works approved under permission 242693.

Although there is variation to the boundary treatments along Ellis Road, the prevailing character is for low level walls and fencing supplemented with hedging and trees which adds to the semi-verdant character of the area.

The host dwelling currently consists of temporary fencing whilst building works are being undertaken.

Proposal:

This application seeks approval for the erection of a boundary wall and fence with electric entrance gates.

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 walls and fence would run along the boundary adjacent to Ellis Road. The wall and fence would run approximately half the length of the plot along the northern site boundary.

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 brick section of the wall would comprise brick pillars approximately 1.8m in height with low level brick walls (approximately 0.7m in height) between. Above the low level

brick walls would be contemporary double slatted timber panels approximately 1.62m in height. Also proposed is an electric entrance gate to provide vehicle access. The gate and brick pillars either side of the gate would drop down in height to approximately 1.1m in height.

Whilst there is no uniform design to boundary treatments along Ellis Road, the established character is for low-level walls/fencing and/or hedging which creates a sense of openness. These features add to the quality of the Ellis Road environment which is characterised by hedging, small trees and soft landscaping.

Page 35 of the BDG highlights how in many parts of the Borough a green backdrop contributes significantly to the local character and specifies 'Local character may derive from the landscape character, or from the spaces between buildings as much as the buildings themselves, as for instance in Crowthorne'. The BDG emphasises the importance of how trees and planting along plot frontages, in gaps between buildings and in rear gardens contributes significantly to local character.

The proposed boundary treatment drops down to a lower level on the section adjacent to the driveway. The design allows views into and through the site to the green backdrops of the back gardens along Old Wokingham Road. The boundary treatment is also set in from the site boundary by approximately 0.8m to allow for hedging in front of the wall. The addition of the soft landscaping adds to the generally verdant character and appearance of the street scene.

It is acknowledged that electric gates are not a common feature along Ellis Road. However, the gate would be low level and would continue the horizontal design of the timber fence panels. The continuous design and reduced height of the gate gives a similar visual appearance to a standard entrance gate. The design style unifies the gate with the surrounding boundary treatment and does not result in the gate becoming the dominant characteristic. In addition, low level entrance gates (albeit, not electric) are a common feature of front boundary treatments along the road. Examples include nos 7, 8 and 10 Ellis Road. Therefore, the introduction of an electric gate would not detrimentally impact the character of the host dwelling or local area.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the height and location of the proposed boundary treatment, there are no detrimental overlooking, loss of light or overbearing impacts that would be generated to neighbouring amenity.

Highway Access and Parking Provision:

The proposal includes changes to the vehicle access and the Council's Highways officer was consulted. They raised no objection to the proposal and commented:

"The proposed wall is set back behind the existing hedge and grass verge and will have no adverse impact on visibility splays or the public highway. The existing level of parking is retained."

The proposed gates are set back from the edge of carriageway and the distance is considered acceptable in this instance. Consideration has been given to the nature of Ellis Road, the automated operation and the precedent of other gates in the vicinity of the site”.

Conclusion:

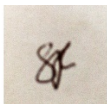
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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, 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:	19 May 2025
Earliest date for decision:	17 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20.5.25