

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250620
Site Address:	4 Rowan Drive, Crowthorne, Wokingham, RG45 6RZ
Expiry Date:	16 May 2025
Site Visit Date:	6 May 2025
Proposal: Householder application for the proposed erection of a rear garden annex following demolition of the existing garage.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Development Location (Pinewood (Crowthorne))
Landscape Character Assessment Area
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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
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
250589	Householder application for the proposed loft conversion into habitable accommodation, including the addition of a front and rear dormer and raising of the roof. Plus, a single storey rear extension and changes to fenestration. Following	Approved 08/05/2025

	the demolition of the existing conservatory and chimney.	
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CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to condition. *Officer comments: This will be discussed within the main report.*

WBC Highways – No objection subject to condition.

WBC Ecology – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council have no objection to the proposal subject to the annexe remaining ancillary to the main dwelling.
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on behalf of the National Annexe Planning Consultancy in support of the application.

APPRAISAL

Description of Development:

This application seeks permission to erect a single storey outbuilding (4.4m x 9.4m) at the bottom of the rear garden to provide an annexe.

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 outbuilding is located to the rear of the dwelling at the bottom of the garden where it would only be visible from limited views from the public domain. The outbuilding is set right on the boundary with the neighbouring property, but it has a maximum height of 2.8 metres. When considering its location, along with the size and scale, it is deemed that the outbuilding is acceptable in its proposed location, and it would not negatively impact upon the character of the area.

Neighbouring Amenity:

The proposed outbuilding is single storey in nature and therefore there are no concerns raised on loss of light grounds. A window and door are proposed on the side elevation, however, given the single storey nature there are no concerns on overlooking grounds. To avoid being overbearing, guidance in the Borough Design Guide (BDG) states that the eaves height of single storey extensions should not exceed 3 metres with 2 metres of a side boundary. Whilst this proposal is for an outbuilding and not an extension, the same guidance can still be applied. The proposed outbuilding is set right on the boundary with the neighbouring property, but a maximum eaves height of 2.45 metres shows compliance with this guidance relating to overbearing within the BDG. Overall, it is not deemed that the proposed outbuilding will negatively impact upon neighbouring amenities.

Residential Amenity Space:

The proposal will not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Highway Access and Parking Provision:

The Council's Highways officer has no objection to the proposed annexe on the basis that it will remain ancillary to the main dwelling. They have noted that the existing garage is to be removed, however, the remaining level of driveway parking is considered acceptable.

Flooding and Drainage:

The Council's Drainage officer has commented on this application, and they have no objection to the principle of the development, however, they have recommended a condition that requires details of the drainage system for the site to be submitted. The application site lies within Flood Zone 1 and is at low risk from surface water flooding according to EA mapping. As the site is at such a low risk of flooding, a condition requiring further drainage details to be submitted is too onerous of a request and is unreasonable. Accordingly, this condition is not attached.

Ecology (Bats):

The Council's Ecology officer has not provided their comments on this application. A preliminary bat roost assessment has been provided as part of this application. The survey confirmed that the building evidenced no suitable features of value to bats and that no internal evidence of bats was identified. An informative is attached to the decision notice reminding the applicant that bats are a protected species and that if any are found prior or during development, then all works must stop.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	14 May 2025
Earliest date for decision:	11 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14/05/25