

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260048
Site Address:	30 Larkswood Drive, Crowthorne, Wokingham, RG45 6RL
Expiry Date:	10 March 2026
Site Visit Date:	20 February 2026
Proposal: Householder application for the proposed erection of a porch roof, two storey side and rear extension and single storey rear extension with changes to fenestration and the facade, including demolition of the 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC CIL -CIL liable development

External

None

REPRESENTATIONS

Wokingham Without Parish Council	<i>“Objection due to the loss of space between the adjoining properties and the adverse impact on the street scene. Reference 4.11 for the Wokingham Borough Council design guide which states that extension should not interrupt the street scene and should be subservient to the form and scale of the house.”</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site lies within a residential setting of Crowthorne. Planning permission is sought for the erection of a two-storey side and rear extension, together with a single-storey rear extension and an open front porch.

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 side element of the extension would be set back from the main front elevation and lowered below the existing ridge line, thereby maintaining a clear hierarchy between the original dwelling and the proposed addition. This subservient form is an important design principle given the overall scale of the proposal. The extension would also retain balanced proportions through its appropriate width, and the use of matching fenestration and in keeping materials would further reinforce its complementary appearance. Overall, the design demonstrates compliance with the Borough Design Guide and is considered visually acceptable.

Notwithstanding this, the reduction in the gap between the application property and No. 28 requires consideration. Spacing between dwellings is often an important characteristic of residential areas, contributing to a sense of openness and preventing a terraced appearance. While the proposal would substantially narrow the existing gap, it is acknowledged that similar extensions have already been constructed within Larkswood Drive, thereby reducing the spacious qualities of the street scene compared with its original form. In this evolving context, it is not considered that the reduction in spacing would justify withholding planning permission.

As noted above, the scale and form of the proposed extension is consistent with other additions in the road. The development would therefore sit comfortably within the established pattern of built form and cannot reasonably be regarded as out of character.

The rear elements of the scheme, including the two-storey gabled extension and the single-storey pitched-roof addition, would have minimal visibility from public viewpoints and therefore raise no concerns in relation to the character of the area.

The proposed front porch would form a modest and well-integrated addition that complements the proportions and appearance of the enlarged dwelling.

Taking all of the above into account, the proposal is considered to have an acceptable visual impact and to comply with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: The submitted Roof Block Plan and Parking Plan demonstrate how the enlarged dwelling would sit in relation to the two adjacent properties.

Loss of Light & Overbearing Impact – No. 28

The two-storey element of the proposal would project beyond the first-floor rear elevation of No. 28; however, this limited projection is not considered to result in an unacceptable loss of light or an overbearing impact for the neighbouring occupiers. While the scheme would increase the length of built form along the shared boundary, this effect would be offset by the substantial ground-floor extension already present at No. 28, which significantly limits the degree of additional enclosure experienced.

Loss of Light & Overbearing Impact – No. 32

The proposal would also marginally increase the extent of built form along the boundary with No. 32. Nevertheless, the single-storey scale of this element ensures that any impact on light or outlook for the neighbouring dwelling would remain limited and acceptable.

Overlooking

In terms of privacy, the first-floor rear-facing Juliet balcony would enable only oblique views across adjacent gardens and would not result in harmful overlooking. The proposed first-floor side-facing window would serve a non-habitable room and therefore raises no amenity concerns. Furthermore, the four rooflights would each have an internal sill height above 1.7 metres, ensuring that no loss of privacy would occur.

Conclusion: For all the above, the proposal is acceptable and the application is recommended for approval.

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:	Not required
Recommendation:	Approve
Date:	23 February 2026
Earliest date for decision:	3 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	24 February 2026

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Crowthorne*