

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261015
Site Address:	Rowan Tree Cottage, Crazies Hill, Crazies Hill, Wargrave, RG10 8LU
Expiry Date:	6 July 2026
Site Visit Date:	29 June 2026
Proposal: Householder application for the erection of a single storey side extension.	

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 CP11 – Proposals Outside Development Limits CP12 – Green Belt
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB01 – Development within the Green Belt TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB26 – Buildings of Traditional Local Character and Areas of Special Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside SS6 – Development in the Green Belt H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
41172	Two storey rear extension to provide sitting room with bedroom and en-suite	Approved 1 st September 1993
44759	Replace 6ft wooden fence with 6ft brick wall	Approved 22 nd September 1995

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC Built Heritage Officer- No objection

External

No objection

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council raise no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site relates to a two-storey detached dwelling with associated parking and landscaping, located within the countryside setting of Crazies Hill, Wokingham. The site is characterised by surrounding residential development of varied design and character, set within relatively large plots with generous levels of amenity space.

Proposal: This application seeks permission for the proposed single storey side extension. The proposed extension will approximately be 6 meters in depth, 2 meters in width and 3 meters in height.

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.

As the dwelling is situated within the Countryside Policy CP11 is relevant. Policy CP11 permits residential extensions in the countryside where they would not result in an inappropriate increase in the scale, form or footprint of the original building.

The dwelling is also located within the Green Belt. Within the borough's Green Belt any proposal that harms the open character of the area or entails inappropriate development will not be acceptable.

For the reasons set out in this report, the proposal is considered to be proportionate to the host dwelling and would not result in an inappropriate increase in its scale, form or footprint.

Character of the Area: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The proposed single storey side extension will accommodate a utility area at ground floor level. The Borough Design Guide (BDG) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character, and relate well to neighbouring properties. The BDG also emphasises on side extensions being set back from the host dwelling and should not project forward of the building line or street frontage. Measuring from the site plan, the proposed extension will be set back from the frontage of the dwelling by approximately 4 meters therefore complying with this guidance.

The extension itself will be set down from the ridgeline of the host dwelling and will incorporate a pitched roof design that matches the existing. The proposal also is retained within the site boundary and maintains the 1 metre separation distance between neighbouring dwellings and is screened by boundary treatments such as trees and hedgerow.

The proposal also incorporates materials that will match the host dwelling, therefore softening the appearance of the extension. Given the modest size of the site, the proposed development would appear as a sympathetic and subservient addition to the host dwelling.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, the proposed development consists of a single storey side extension. The development is retained within the site boundary and maintains the 1 metre spatial distance between neighbouring dwellings. In addition, the extension contains 1 small window to the front and rear and 1 access point to the side elevation. The Council advises that a minimum separation distance of 10 metres should be maintained to prevent overlooking between properties across the street. In this case, the proposed extension is set back approximately 4 metres from the host dwelling and would be positioned around 6 metres from the road. Therefore, the proposal is considered to comply with this guidance.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The proposed parking plan shows three spaces for vehicles. There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Ecology: This application site is located in an area suited for bat roosts. As the proposal is for a single storey side extension and the proposed works do not encroach the main roof, no objection from Ecology have been raised.

Heritage: Rowan Tree Cottage is situated within an area of special character, and the dwelling itself is classed as a non-designated heritage asset. Given the scale, siting and design, the proposed extension would seek to preserve the interest of the non-designated heritage asset of Rowan Tree Cottage and the Crazies Hill Area of special character. No harm would arise through the development, as such no objection has been raised by the Council's Heritage Officer.

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.

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

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	25 June 2026
Earliest date for decision:	10 June 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	02.07.2026