

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251777
Site Address:	21 Parkway, Crowthorne, Wokingham, RG45 6ER
Expiry Date:	18 December 2025
Site Visit Date:	29 November 2025
Proposal: Householder application for the proposed erection of two-storey front extension, changes to fenestration, rear dormer window, 3 no. rooflights and retrospective conversion of 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 CP6 – Managing Travel Demand CP7 – Biodiversity 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 CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to conditions

WBC CIL – No comments

WBC Ecology – No comments

External

Berkshire Archaeology – No objection

Bracknell Forest Council – No objection provided that tree protection measures are implemented and the relevant Local Planning Authority's Development Plan policies are complied with.

REPRESENTATIONS

Wokingham Without Parish Council	No objection raised, but concerned with the proximity of the trees to the proposed extension
Ward Member(s)	No comments received
Neighbours	1 objection letter received raising concerns on overlooking grounds

APPRAISAL

Context: The application site lies within Edgecumbe Park, an award-winning residential estate developed in the 1960s. The distinctive architectural style of the properties draws inspiration from Scandinavian and mid-century modern design influences from the United States, incorporating materials that harmonise with the estate's wooded landscape.

The proposal involves a series of extensions and alterations to the existing property, including the construction of a two-storey extension, the insertion of a dormer feature, and significant changes to external materials and fenestration. The application also seeks retrospective planning permission for the conversion of the existing detached garage.

The site lies within both Wokingham Borough Council and Bracknell Forest Council administrative areas.

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: Although the enlargement to the east facing elevation has been described as a front extension, the dwelling occupies a corner plot and does not have a clearly defined principal elevation. Both the south and east facing elevations could reasonably be interpreted as such. Nonetheless, applying the guidance set out in the Borough Design Guide, it is essential that the extension does not project significantly beyond the established building line or appear unduly prominent within the street scene. In this case, the extension would not extend further than the existing gable projection, such that its modest depth, combined with a ridge height proportionate to the host dwelling, ensures that the development would not have an intrusive impact on Parkway.

From a design perspective, the intention to introduce a two-storey gable projection as a focal point for the dwelling is supported. This approach addresses the currently bland appearance of the east-facing elevation, which would be significantly enhanced by the extension, resulting in a more visually engaging frontage.

The proposal also includes the addition of a dormer extension on the western elevation, designed to adjoin and match the style of the existing dormer feature. Owing to its matching proportions and modest scale relative to the roofscape, the dormer would appear as a subservient and well-integrated addition to the property.

A notable aspect of the scheme is the proposed change in external materials and alterations to fenestration. The introduction of timber cladding and black coated window and door frames across all elevations represents a significant departure from the existing finishes and those typical of Edgecumbe Park. However, the individualisation of dwellings through varied finishes is a common characteristic of suburban areas such as this. Accordingly, no objection is raised to these changes.

When considering the proposal in a broader context, it is evident that the primary objective is to modernise the existing property by introducing a range of contemporary design elements, while retaining the core character of a typical Edgecumbe Park dwelling. This balanced approach ensures that the development respects the established character of the estate, while delivering a noticeable visual enhancement. Overall, the proposal is considered to have an acceptable impact on the character of the area and is compliant with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

Overlooking: A neighbouring resident has objected to the proposal on the grounds of potential overlooking, specifically concerning the replacement of the existing first-floor window on the north elevation with full-height glazed doors. While the Local Planning Authority acknowledges these concerns, it is noted that the alteration would not materially change the outlook, as the position of the fenestration remains unchanged.

Although not raised as an issue, it is worth noting that the proposed additional dormer will serve an en-suite bathroom and therefore does not present any overlooking risk.

No other elements of the scheme introduce windows that would give rise to privacy concerns.

Loss of Light & Overbearing: Given the relatively modest scale of the proposed enlargement and its siting away from neighbouring properties, the development is not considered to result in any unacceptable loss of light or create an overbearing impact.

Landscape and Trees: The site is located in the notable area of Pinewood within Crowthorne, an area defined by its sylvan setting and covered with trees protected by preservation orders. The TPO that protects the site is TPO 0785/1996, an Area TPO which consists broadly of Scots Pine, Oak, Birch and Rowan.

An Arboricultural Impact Assessment drawing dated August 2025 has been received, along with BS5837:2012 Tree Survey and Arboricultural Impact Assessment report.

The report lists 3 category 'A' trees, 5 category 'B' and 3 category 'C'. The changes to the layout are minimal and all the trees can be retained within the site and in adjacent sites. Pruning is required to T5, T7, T9, T10 to improve clearances from the structure and details of the pruning are in a separate table in Appendix B of the report.

The extension falls just outside the Root Protection Area of T7 but is within the RPA of T6 although this is a small incursion equating to 2% of the overall RPA. T7 is an 'B' quality Oak and T6 is a 'B' quality Scots Pine.

In paragraph 6.9 of the AIA Report, reference is made to hard landscaping where the Arborist states that all new pathways and hard landscaping in the root protection areas of retained trees should be designed using 'No Dig' construction, and over construction techniques. The Trees Officer notes on the AIA plan there is a new patio proposed over the RPA of T9, an 'A' quality Oak, and T8 'B' quality Scots Pine. Although the incursion is small, the mitigation for the patio and any other incursions shall be detailed within an Arboricultural Method Statement including tree protection plan (AMS + TPP) required as a condition. It would be preferable to erect the extension on a raft foundation at ground level if possible to avoid digging into the ground and the RPA.

In summary, subject to the imposition of a tree protection and landscaping condition, no objection is raised by WBC Landscape & Trees.

Ecology: No objection has been raised by WBC Ecology. The appropriate survey found that no bats were recorded during the surveys, emerging or entering the building, hence further surveys are unnecessary.

Archaeology: The application site for this proposed development falls within an area of archaeological significance and has potential for Roman remains. This is due to its proximity to the course of a Roman Road which is predicted to run through the garden of the property. There is the possibility for artefacts related to the road or Roman roadside activity to remain underground. As such, the applicant is requested to inform Berkshire Archaeology as soon as possible if any artefacts are discovered. An informative inferences.

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:	Yes
Recommendation:	Approve
Date:	18 December 2025
Earliest date for decision:	14 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18 December 2025

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Crowthorne*
- *Archaeological Site (The Devils Highways)*
- *Tree Preservation Order (TPO-0785-1996)*
- *Bat Roost Habitat*