

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253153
Site Address:	23 Pinewood Avenue, Crowthorne, Wokingham, RG45 6RR
Expiry Date:	4 March 2026
Site Visit Date:	23 February 2026
Proposal: Householder application for the proposed erection of a single storey side extension and rear two storey extension following the demolition of existing rear 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 CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received

External

None Consulted

REPRESENTATIONS

Parish/Town Council	1 Representation as follows: - <i>Wokingham Without Parish Council requests that the potential loss of light and possibility of overshadowing to the adjoining property is considered.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: This application site relates to a two-storey semi-detached dwelling with associated parking and landscaping, in the residential area of Crowthorne, Wokingham. The surrounding area is characterised by semi-detached and detached properties that have similar architectural style with varying forms.

Proposal: This application site seeks the permission for the proposed erection of a single storey side extension and two storey rear extension, following the demolition of the existing rear extension.

The proposed single storey side extension will facilitate a downstairs W/C, and utility room, whilst the single storey rear extension will provide a new kitchen/family room.

The side extension is approximately 1.4m in width, 11m in length and 3.6m in height. Whilst the rear extension is approximately 5.5m in width, 6.7m in height and 6m in length measured from the existing point of the rear.

The two-storey rear extension seeks the reconfiguration of the second floor by facilitating an additional bedroom and bathroom.

The proposed changes also show the reconfiguration of the existing bedroom, by reducing the overall size. By doing this, this facilitates access via a hallway to the new bedroom and bathroom.

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: 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.

Pinewood Avenue and the surrounding area comprises of two-storey semi-detached dwelling with associated parking and landscaping in the residential area of Crowthorne. The surrounding dwellings have similar architectural style with varying forms. Moreover, throughout Pinewood Avenue, there are various examples of single storey front, side and rear extensions which do not have an impact on the street scene.

The proposed extensions will be positioned to the side and rear of the dwelling. The side extension is set back from the host dwelling, and the rear extension is situated in the position as the old single-storey rear extension utilising more of the hardstanding. R23 of the BDG (Borough Design Guide) 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.

Both the extensions appear to be sympathetic and subservient additions to the host dwelling, the proposed side extension is within line of the BDG regarding separation distances, and proposes a proportionate scale, and design. Therefore, the side extension would have an acceptable impact on the appearance of the dwelling, and the public realm.

The two- storey rear extension has a pitched roof design and 1No roof light which is in-keeping with the original design of the dwelling. The extension does not protrude beyond the property boundary and are set back from the eaves line, and do not exceed the height of the ridgeline of the existing roof. This ensures that the two-storey extension is a subservient and sympathetic addition to the host dwelling.

The design of the extensions will utilise materials that relate well to the existing dwelling, as such the proposal will not have a detrimental impact of the street scene and respond positively to the public realm and propose no harm to the character of the area.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Regarding neighbouring amenity, both extensions do not exceed the boundary line and are acceptable against the BDG (Borough Design Guide). It is noted from the proposed plans, that there are proposed fenestration changes to the side and rear elevations.

The proposed single-storey side extension shows the old front door, window and back door to be removed and replaced with one small window, and new front door. Given the scale of fenestration changes and being positioned on the side elevation and the proposal being single storey, this poses no concern for overlooking, loss of light, or overbearing.

The existing rear extension is set to be demolished to make room for the new two-storey extension. The changes in fenestration would utilise bi-folding doors to the rear that will replace the existing single storey window at ground floor level, along with two obscured glass windows to the bedroom and bathroom at first floor level and 1No roof light. Given this is a small-scale proposal, and adequate space form the adjacent

neighbouring dwelling, this two-storey rear extension causes no adverse concerns relating to overlooking, loss of light and overbearing.

Highway Access and Parking Provision: The submitted block plan shows spaces for two parking spaces. 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

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:	25 February 2026
Earliest date for decision:	28 January 2026

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Date:	25 February 2026
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Recommendation agreed by: (Authorised Officer)	MC
Date:	27.02.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant