

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253022
Site Address:	7 Greenside, Crowthorne, Wokingham, RG45 6EX
Expiry Date:	10 February 2026
Site Visit Date:	30 January 2026
Proposal: Householder application for proposed erection of single storey front porch, side and rear extension.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
042491	Proposed first floor side extension to dwelling with single storey front extension.	Approve 17 December 2004

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees- No Objection
WBC Ecology-No comments received

External

REPRESENTATIONS	
Parish/Town Council	No Objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application relates to a two-storey detached dwelling located within the settlement of Pinewood but adjoins the open countryside. The dwelling has been subject to a previous planning permission, with a proposal for a first-floor side extension and a single-storey front extension approved in 2004. The property benefits from generous front and rear amenity space. The proposal seeks to construct a single storey front porch extension, side extension and a rear extension. 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: CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment. CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design. The proposed rear extension is intended to provide an enlarged family and dining area, improving the functionality of the ground-floor living accommodation. The extension will incorporate sliding patio doors and three rooflights.

The proposed side extension will accommodate a new shower room with a new window, providing additional ground-floor facilities.

Finally, the proposed porch extension will replace the existing glazed entrance arrangement and provide an enlarged entrance hall and WC. The porch will be constructed using extended cavity masonry and will include a rooflight to imp. As part of the proposal, the existing front door and three windows on the porch will be slightly repositioned.

The surrounding dwellings along Greenside are predominantly detached residential properties set within generous plots and layouts that do not adhere to a uniform building line. A number of properties within the immediate vicinity have been subject to planning permissions for side and rear extensions, which collectively inform the established character and appearance of the area.

The proposed development at 7 Greenside is therefore considered to be in keeping with the character of the streetscape and would not appear out of place within its setting. As such, the proposal accords with Policies CP1 and CP3 of the Core Strategy and the guidance contained within the Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

The proposed alterations include the introduction of rooflights and the repositioning of existing windows and doors. Additionally, a new patio door is proposed on the rear elevation and one additional window on the front elevation for the proposed shower room. These changes do not raise any overlooking concerns due to their design, orientation, and the generous separation distances.

Loss of Light and Overbearing:

The proposed porch extension would measure approximately 4.22 metres in length, 2.52 metres in width and 3.34 metres in height. The proposed side extension would measure approximately 1.83 metres in width, 3.63 metres in length and 3.26 metres in height.

The proposed rear extension would be single storey and would measure approximately 7.60 metres in length, 3.74 metres in width and 2.80 metres in height.

The proposed extensions are modest in scale and appropriate in terms of their form, proportions and design. As all elements of the development are single storey, the proposals would not result in an overbearing impact or an unacceptable loss of light to neighbouring properties.

Highway Access and Parking Provision:

The number of habitable rooms remains unchanged, and the proposed rear extension does not increase the number of habitable rooms within the dwelling. The existing driveway, Car port, garage and parking spaces will be retained as shown on the block plan. Therefore, highways did not need to be consulted.

Amenity Space:

Due to the limited scale of the proposed extension, there will be minimal loss of amenity space. The extension infills an existing gap adjacent to the dwelling and boundary and therefore does not materially reduce the usable rear garden area. The remaining garden space is consistent with the Borough Design Guide (BDG), which states that “the Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable.” Following the development, the rear amenity space will measure approximately 17 metres in length, ensuring a substantial and usable garden area remains in full accordance with the BDG.

Flooding and Drainage:

The site is not located in a flood zone and is identified as being at low risk of surface water flooding. Therefore, no drainage conditions have been imposed.

Landscape and Trees:

Given the site’s location within the countryside, the Wokingham Borough Council Landscape Team was consulted. The site is located in Pinewood and contains no protected trees; however, the plot and surrounding properties are characterised by mature landscaping, including Scots Pine.

The Landscape Team confirmed that the proposed development would not result in an adverse impact on existing vegetation. However, it is recommended that building materials and all mortar mixing be undertaken away from soft landscaped areas and locations where runoff could drain into garden areas containing trees, in order to safeguard the long-term health of the vegetation.

Subject to these recommendations, the Landscape Team raised no objection to the proposal.

Ecology:

The site is located within an area identified as having bat roost potential. As the proposal does not involve any works to the roof of the property, the development is unlikely to have any impact on bats or their roosting habitats and thus express mitigation via the planning process is not required.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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/No/Not required
Recommendation:	
Date:	27 January 2026
Earliest date for decision:	9 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	30/01/26

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals | Total count: 2

- 1 *Countryside Countryside*
- 2 *Modest Development Locations Pinewood (Crowthorne)*

Risk of Flooding from Surface Water | Total count: 1

- 1 *Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent*

Bat Roost Habitat Suitability | Total count: 4

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| 1 | <i>Bat survey required for planning applications that involve roof modification or demolition.\R1081 Infrastructure Team</i> | <i>Ecology Officer, Green</i> |
| 2 | <i>Bat survey required for planning applications that involve roof modification or demolition.\R1082 Infrastructure Team</i> | <i>Ecology Officer, Green</i> |
| 3 | <i>Bat survey required for planning applications that involve roof modification or demolition.\S1081 Infrastructure Team</i> | <i>Ecology Officer, Green</i> |
| 4 | <i>Bat survey required for planning applications that involve roof modification or demolition.\S1082 Infrastructure Team</i> | <i>Ecology Officer, Green</i> |

Great Crested Newt Impact Risk Zones | Total count: 1

- 1 *Great Crested Newt Impact Risk Zone Green Consult NatureSpace for Major developments only*

Landscape Character Assessment 2019 | Total count: 1

- 1 *Landscape Character Assessment 2019 Finchampstead Forested and Settled Sands*

Tree Preservation Orders Served or Confirmed | Total count: 1

- 1 *TPO-0789-1996 Area Confirmed*