

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261605
Site Address:	19 Linkway, Crowthorne, Wokingham, RG45 6ES
Expiry Date:	2 September 2026
Site Visit Date:	06/08/2026
Proposal: Householder application for the proposed erection of two-storey front, side and rear extension, changes to fenestration, extension of front dormer, insertion of 1no. rear dormer, following the demolition of the existing single-storey side extension, garage, carport and chimney.	

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C2 – Mitigation of transport impacts and highway safety and design NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Highways – Further information requested.
WBC Landscape and Trees – No objections, subject to conditions.
WBC CIL - The proposed development will be liable for CIL.
WBC Ecology – Further information requested.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	<u>Overbrook House, RG45 6BJ</u> - Supports the application and considers that proposal is in keeping with neighbouring properties. <u>No. 18 Linkway, RG45 6ES</u> - Generally supportive of application and questions if the proposed materials will be in keeping with street-scene. <i>Officer comment: The submitted application form indicates that new materials would be comparable to that of the existing.</i> <u>No. 17 Linkway, RG45 6ES</u> - The two-storey side extension is considered excessive in scale and too close to the boundary, reducing the existing separation between Nos. 17 and 19. - Concern that it would create a terracing effect, disrupting the established spacious and open character of Linkway. - The extension is considered overbearing and likely to create a greater sense of enclosure to No. 17, with potential impacts on natural light to two side windows. - Concern that the proposal would disrupt the link-detached character and symmetry of the properties. - The objector considers the proposal contrary to

	Policies CP3 and CC03 and the Borough Design Guide, and requests a revised design.
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APPRAISAL

Site Description:

The application site relates to a one and a half storey, detached property located in an established residential area. The surrounding area is characterised by detached and link detached properties set in discernible groupings which are distinguished by repeated house type.

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 proposal comprises a front and series of side extensions to the southern end of the dwelling, including an extension to the existing roof space; front dormer window extension and the formation of three gable elements to provide additional accommodation at roof level.

Linkway is characterised by its verdant appearance, with dwellings generally well separated from one another at ground and first-floor level. These gaps contribute to the spacious and open character of the street, providing views towards the wooded treescape to the rear of the properties. The proposed extensions would increase the built form along the southern side of the dwelling and extend closer to the southern boundary, resulting in some erosion of the existing green gap.

However, an approximately 2.9 metre separation would remain at first-floor level between the proposed extensions and the neighbouring property at No. 17. This would retain a clear visual gap between the properties and avoid the development resulting in a terracing effect. The dwellings would therefore continue to be read as distinct, link-detached properties within the street scene.

The extensions would remain subservient to the main dwelling, with the roof forms set

below the main ridge, while the proposed gable elements would reflect the architectural character of the existing dwelling. Overall, notwithstanding the reduction in the existing separation, the proposal would retain sufficient openness between the properties and would not result in an unacceptable erosion of the verdant and spacious character of Linkway. The proposed extensions would not therefore adversely impact the character of the area.

The new rear dormer window would be clearly subservient to the host property and appropriately sited within the roof scape. As a result, this element of the proposals would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

The views offered from the fenestration proposed on the front and rear elevation would be similar to that shared from the existing arrangement, therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

The proposal would introduce a first-floor window on the southside elevation which would serve a non-habitable room. It is recommended that this window is obscure glazed and non-opening below 1.7m in order to minimise sense of overlooking into the rear garden area of no.17 Linkway. A condition will be attached to any approval to ensure this.

Loss of Light and Overbearing:

Whilst the proposed extensions would be located close to the southern shared boundary, they would remain sufficiently separated from the neighbouring property's rear garden and principal amenity area such that they would not result in an unacceptable loss of light or sense of enclosure. Overall, the proposal would not give rise to any unacceptable impacts on the residential amenity of neighbouring properties.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed the application and notes that a dwelling of this size would require three off-street parking spaces. While the submitted Block Plan indicates two parking spaces, the Case Officer's site visit confirmed that the existing driveway has sufficient space to accommodate up to three vehicles. On this basis, no objections are raised on highway grounds.

Landscape and Trees:

The Council's Trees and Landscape Officer has reviewed this application and notes that the site forms part of a heavily planted, leafy neighbourhood in Crowthorne, contributing to the area's sylvan character. The site is entirely within a protected tree area under TPO-0788-1996, including protected Scots Pine, Oak and Birch trees.

The Officer considers it essential that the existing trees and hedges are retained and adequately protected throughout construction. The removal of T5, G1, G2 and G5 is accepted to facilitate the development, although replacement planting using native British species is encouraged where possible.

The Officer also requires the root protection areas (RPAs) and canopies of retained trees to be safeguarded, with construction vehicles and material storage restricted to the existing driveway or rear lawn. Temporary protective fencing should be installed in accordance with the submitted Tree Protection Plan, with no construction activity or storage taking place within the protected areas. Suitable conditions will be attached to any approval.

Ecology:

The site is located within habitat considered suitable for bats and is within an area where bat roosts have previously been identified within the Borough.

The supporting Bat Scoping Survey (John Wenman Ecological Consultancy, July 2026, Ref. R3173_BES_b) identified droppings at the base of the southern gable end, which were initially considered likely to be of bat origin. Given the proposed removal of the chimney and extension to the southern elevation, there was potential for the works to affect a possible pipistrelle day roost or former roost and to disturb any bats present. Further DNA analysis was therefore recommended to confirm the species responsible for the droppings.

A subsequent Biological Report undertaken by SureScreen in August 2026 confirmed through DNA analysis that the droppings were from a mouse, rather than a bat. On this basis, the proposed works are unlikely to adversely affect bat roosts or other protected species, and no further ecological mitigation is considered necessary in this regard.

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:	Approval
Date:	25 August 2026
Earliest date for decision:	31 July 2026

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	27 August 2026