

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251493
Site Address:	3 Pinewood Avenue, Crowthorne, Wokingham, RG45 6RS
Expiry Date:	18 August 2025
Site Visit Date:	27 June 2025
Proposal: Householder application for the proposed erection of single storey extension, single storey garage following demolition of existing garage, entrance porch extension, raised roof conversion for habitable accommodation, 2 no. front and side dormer windows, 1 no. rear dormer window and changes to fenestration.	

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 CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
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 TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Crowthorne Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
06673	Single storey accommodation.	Approved 04/08/1977
110823	Proposed erection of single storey front extension, alterations to existing front entrance porch, raising of roof to create additional living	Refused 18/11/2011

	accommodation to include dormer extensions and erection of detached garage.	
130123	Proposed raising of roof to create additional living accommodation to include dormer windows, plus changes to fenestration, demolition of existing garage and new access.	Approved 03/05/2013

CONSULTATION RESPONSES

Internal

WBC Highways – No objection, subject to condition.
WBC Landscape and Trees – No objection, subject to condition.
WBC CIL – No comments received.
WBC Ecology - No objection.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a detached chalet-style bungalow located within large, verdant grounds. The site has an unconventional layout with a large portion of the private garden space to the side of the property.

Running the length of the northern boundary is a public footpath which is lined with dense hedging and trees. The trees are protected under Area TPO 59/1973.

To the east of the site is the rear garden of no. 46 Ellis Road, to the south of the site is the detached garage and driveway of no. 48 Ellis Road.

Proposal:

This application seeks approval for the erection of a single-storey front extension, removal of the existing roof and erection of a new roof providing first-floor living accommodation. There are dormer windows proposed in the front, rear and northern elevations. Solar panels are also proposed on the front and rear slopes of the main roof. The existing garage will be removed and a detached garage with attached storage space erected.

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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

Pinewood Avenue is a cul-de-sac which boasts a range of property types including semi-detached, detached, bungalows and chalet-style bungalows. There is no prevailing character to the properties along the road, dwellings range in age, design, form and layout. The proposal includes alterations to the existing house, and the removal of the existing roof and replacement pitched roof with hip to gable to the north and a single-storey front extension.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

Page 57 of the BDG states that the overriding consideration of front extensions in all cases will be the impact on the street scene and local character.

Significant changes are proposed to the frontage of the property. These include a new roof which would be approximately 1.3m higher than the existing roof and a single-storey porch extension. The front porch extension would be open sided and have a traditional style hipped roof form. It would appear subservient to the main house as it would be well set back from the principal building line. In addition, there are examples of front porch extensions of various sizes and designs within the surrounding street scene. Therefore, the addition of the porch would have a positive impact on the character of the street scene.

The proposed removal of the main roof and erection of a new roof would create a building that is taller than the existing. Whilst the increased height would not represent a subservient addition to the host dwelling, the increase of approximately 1.3m would be marginal within the local area. R9 of the BDG states that the heights of residential buildings should 'respond to the prevailing heights and degree of variation in height in the local context'. Within close proximity to the host dwelling are examples of properties that benefit from full two-storey living accommodation. Examples include nos. 10 and 12 adjacent to the site, and no 1a to the north. Whilst 1a is a chalet-style bungalow, the roof boasts a steep pitch that extends to height of a traditional two-storey property.

The proposed raised roof would respond sympathetically to the variations in height of the neighbouring houses and would not encroach the established roofline of properties along the road. In addition, the closest dwellings to the host property are a significant

distance away, therefore, the increased roof height and altered form would not be disrupt a regular rhythm of built form within the street scene.

R4.11 of the BDG states that alterations and extensions should contribute positively to the local character and details further 'where gaps between buildings allow views to a green backdrop that contributes to the established, positive, character of the area, alterations or extensions should not close off such views'. The existing protected trees along the northern boundary are a significant feature of the street scene and establish a semi-verdant local environment. The proposed raising of the roof would be set away from the northern boundary by approximately 4m which would not close off views of the trees and would therefore have no adverse impact on the leafy character of the public realm.

There are solar panels proposed on the rear and side of the main roof and on the eastern side of the front gable. The solar panels would have a negligible impact on the character of the area as they are common in suburban residential areas. The installation of solar panels would also be compliant with Policy CP1 (12) of the Core Strategy which states that 'Planning permission will be granted for development proposals that contribute towards the goal of reaching zero-carbon developments as soon as possible'.

The proposed materials include slate tiles and light render to match the existing painted brickwork. The predominant roof material of properties within the vicinities is dark concrete, clay and slate roof tiles. The BDG states that the materials selected for alterations or extensions should match or improve upon the quality of those of the existing building. The proposed roof materials and render are characteristic of the area and are considered acceptable.

The proposed rooflights in the northern and eastern slopes of the main roof, due to their minimal massing, would have a negligible visual impact on the area. Similarly, the changes to ground floor fenestration would have no adverse visual impacts.

Also proposed is the removal of the existing detached garage and the erection of a single-storey detached garage and storage space. The building would be a modest height and set back approximately 9.5m from the road and set behind the principal building line of the host dwelling. The new garage would be sited largely on the footprint of the existing. Therefore, the erection of a new garage would have a neutral impact to the character of the host dwelling or surrounding area.

Neighbouring Amenity:

Overlooking:

There are three first-floor windows proposed in the front elevation to serve an en-suite bathroom and two bedrooms. The BDG recommends that a minimum 10m gap should be retained between front-to-front elevations in order to maintain privacy. The proposed fenestration would be more than 25m from the front fenestration of nos. 4, 6 and 8 Pinewood Avenue.

There are two dormers proposed in the northern elevation of the main roof to serve an en-suite bathroom and bedroom. Views from the windows would be similar to the views

from the existing bedroom window and would not generate any loss over privacy impact over and beyond the existing degree shared within the setting which is acceptable.

There is one first-floor casement window proposed in the rear elevation to serve a bathroom and one rooflight to serve the staircase. By virtue of the high-level rooflight within the vaulted roof, no adverse overlooking would be generated by this window. The proposed casement window would serve a non-habitable room, and as there are no neighbouring properties to the rear, no detrimental loss of privacy would be generated to neighbouring amenity.

There is one first-floor window proposed in the southern flank wall to serve a bedroom. The window would be more than 23m from the flank wall of no. 48 Ellis Road. The BDG does not provide guidance on recommended separation distances between flank walls, however, 23m is a significant distance which would not cause any adverse loss of privacy to the occupiers of the adjoining property.

Loss of Light & Overbearing:

Due to the significant separation distance between the host dwelling and surrounding properties, there are no concerns in this regard.

Highway Access and Parking Provision:

The proposal would result in an increase in the number of habitable rooms. The council's Highways officer was consulted and raised no objection to the proposal, subject to a condition relating the garage being retained for parking.

Landscape and Trees:

The north boundary backs onto Tree Preservation Order (TPO) 59/1973, A4, on all trees alive in 1973. The council's Trees and Landscape Officer was consulted and requested further information relating to the impact of raising the roof on the protected tree canopy. Further information was submitted which included an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP). The Officer raised no objection to the proposal, subject to a condition for the protection of trees. A condition regarding the AMS and TPP will be applied to any grant of approval.

Ecology:

The application site is located in an area suitable for bat roosts and a bat survey was submitted which required follow up emergence surveys to be undertaken. An Emergence Survey by Urban Tree Experts was submitted and the council's Ecologist re-consulted. They raised no objection and concluded:

"I support UTE's conclusion that bats are not currently roosting at 3 Pinewood Avenue. Urban Tree Experts stated the emergence survey ceases to be valid one year from the survey, or if site conditions change due to unspecified works that affect the site whichever is the sooner. I therefore request that BS42020 condition D.5.2 is included in the decision notice".

In accordance with their recommendations, the condition will be applied.

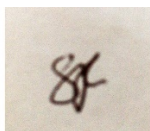
Conclusion:

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	31 July 2025
Earliest date for decision:	24 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18.9.25

PLANNING CONSTRAINTS/STATUS

Insert where relevant

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Pinewood (Crowthorne)

Bat Roost Habitat Suitability | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	^V1059	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Finchampstead Forested and Settled Sands

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Wokingham Without Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Wokingham Without CP	0 m