

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260491
Site Address:	1 Farm Close, Crowthorne, Wokingham, RG45 6SE
Expiry Date:	25 June 2026
Site Visit Date:	15 June 2026
Proposal: Householder application for the proposed erection of a single storey side extension and a front porch extension, plus installation of a rear dormer and conversion of the garage to habitable accommodation.	

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens NE3 – Thames Basin Heaths Special Protection Area
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
43198	Loft conversion to provide new room	Approved 5 th September 1994

CONSULTATION RESPONSES

Internal

WBC Drainage- No objection subject to condition(s)
WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish raises no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: This application site relates to a detached two-storey dwelling in the residential area of Crowthorne, Wokingham. The site is surrounded by dwellings of similar design and character with varying forms.

Planning History: The site has limited recorded planning history. Application 43198 for the proposed loft conversion to provide a new room, was approved on 5th September 1994.

Proposal: This application seeks permission for the proposed erection of a single storey

Rear/side extension and a front porch extension, plus installation of a rear dormer and conversion of the garage to habitable accommodation.

The proposed single storey side element would approximately be 2.6 meters in depth, 4 meters in width and 3 meters to the eaves whilst the front porch element would approximately be 1.3 meters in depth, 1.3 meters in width and 3.4 meters to the ridgeline.

The proposed dormer will approximately be 2.5 meters in depth, 3 meters in height and 2 meters in width.

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.

R23 of the Borough Design Guide (BDG) 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. The proposed single-storey front extension will provide a porch and a new access point to the front of the dwelling, whilst the side/rear extension will accommodate an enlarged dining area and provide access to the rear garden.

At ground floor level, part of the proposal also includes the reconfiguration of the existing layout, with the current garage to be converted into storage space. At first floor level, one additional bathroom is proposed.

The application site is modest in size, and the proposed development appears a sympathetic and subservient addition to the host dwelling. The single storey front porch element will include a pitched roof design that matches the existing front element. The BDG (Borough Design Guide) emphasises that front extensions and porches are acceptable when the building is set back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line. Porches should generally project less than 2 meters from the building line, in this instance, the proposed porch is approximately 1.3 meters in depth and set back from the building line therefore considered acceptable.

The Borough Design Guide (BDG) R16 states that housing must provide easy access to some form of amenity space. Whilst the proposed single-storey side/rear extension does not comply with the relevant guidance and extends to the boundary line, it reflects the established building line of the host dwelling.

The proposed front and rear extensions would be set below the ridgeline of the host dwelling and would incorporate a combination of pitched and flat roof forms. The extensions have been carefully designed to integrate with the scale, form and appearance of the existing dwelling. Furthermore, a dormer window is proposed to accommodate a first-floor bathroom, however, it would remain subordinate to the main roof by virtue of its siting and scale and would not exceed the ridgeline of the host dwelling. As such, it is considered to relate well to the existing roof form.

Whilst the proposed use of white render to the front and rear elevations would not fully match the materials of the host dwelling, the design incorporates areas of brickwork across the front, side and rear elevations to provide a cohesive and balanced appearance. Furthermore, there are examples of rendered properties within the surrounding area, and the proposed finish would therefore not appear incongruous within the street scene.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, the proposed side/rear extension has been built right to the boundary of No.2 Farm Close. However, the proposed extension will not overlook any primary amenity areas such as gardens or patios. Whilst the proposed rear dormer would not fully comply with the Council's guidance in terms of separation distances, it is noted that No. 22 Maple Drive does not contain any windows or rooflights serving habitable rooms within the roof slope. As such, the proposal would not give rise to adverse impacts in terms of overlooking or loss of privacy.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: As the existing garage is proposed to be converted, the submitted parking plan indicates provision for one vehicle, with off-street parking available. As such, the proposal would not adversely affect access or parking arrangements. Therefore, no objections have been raised by the Council's Highways Officer.

Flooding and Drainage: The Council's Flooding and Drainage Officer has identified the site as being located within Flood Zone 1. However, it is noted that the site is not situated within an area identified as being at risk of flooding, nor within an area with a recognised annual probability of flooding as per the Council's and EA's mapping system. Whilst further drainage details have been requested, it is considered that sufficient information has been provided at this stage. The submitted ground floor plan indicates the location and intended use of the existing manhole, together with the assumed drainage connection, as such the condition proposed by the Council's Drainage Officer is considered unnecessary within this instance.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	18 June 2026
Earliest date for decision:	24 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	03.07.2026