

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250648
Site Address:	2 The Conifers, Crowthorne, Wokingham, RG45 6TG
Expiry Date:	12 June 2025
Site Visit Date:	22 April 2025
Proposal: Householder application for the proposed erection of a single storey rear extension plus changes to fenestration, installation of roof lights following the demolition of the conservatory.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Public Open Space
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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
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 TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Crowthorne Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
121381	Application for a certificate of lawfulness for the proposed erection of a rear conservatory.	Approved 18/01/13

CONSULTATION RESPONSES**Internal**

WBC Highways: No objection

WBC Landscape and Trees: No objection subject to conditions

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached dwelling.

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 single storey flat roofed rear extension would be 3.15m in height, 5.6m in width and 6.3m in depth. The proposal exceeds the recommended 4m depth for extensions advocated within the Borough Design Guide. However, the host property has a very spacious garden to accommodate for such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the rear extension would not have an adverse impact on the character of the host property or surrounding area.

The bay window for the living room would be 2.4m in width, 0.9m in length and 3.15m in height is a minor addition and being located at the rear it wouldn't be visible from public locations. Hence, it would not have an adverse impact on the character of the host property or surrounding area.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling. Hence, the proposal would not harm the street scene.

Neighbouring Amenity:

Overlooking: The existing fences would screen the new bay living room window, tv room window and 2 double doors and window for the rear extension, thus preventing any overlooking.

The new side utility room window would look onto the road but not be visible given the extensive, mature and established trees/vegetation and would not result in harmful overlooking.

Loss of Light/Overbearing: Given the location of the rear extension and significant separation distance from neighbouring dwellings, the proposal would not be overbearing or result in loss of light.

Whilst closer to the boundary of no.4, the bay window would not be overbearing or result in loss of light to neighbouring dwelling.

Highway Access and Parking Provision: While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. The existing garage and driveway will be retained.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Landscape and Trees: The west and south boundaries of the site are impacted by Tree Preservation Order (TPO) 896/1997, W2, on all oak, sweet chestnut, Scots pine, birch and holly of whatever age. The west boundary and part of the rear garden is also in Countryside. The property is located on a maturing housing development which is notably sylvan. Fleeting views of the rear of the site can be seen through the protected trees, from the public highway of Old Wokingham Road.

The TPO trees are marginally impacted by the scheme and mitigation for this has been submitted. The officer finds this report acceptable and have suggested a condition to ensure its requirements are followed.

The proposed built forms are subservient, use complementary external materials, do not encroach into the Countryside and will only offer scant views from the Old Wokingham Road.

Ecology: Whilst the application site is located in a potential bat roost zone, the proposal does not impact upon the main roof. Therefore, the proposal would not cause any ecological impact.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	12 June 2025
Earliest date for decision:	10 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12.06.25