



6th July 2026

Via Planning Portal
Planning Department
Wokingham Borough Council
Development Management
Civic Offices, Shute End
Wokingham
RG40 1BN

Dear Sir/Madam

Householder Planning Application: 19 Linkway, Crowthorne, RG45 6ES

The Applicant has instructed MJH Architects to submit a Householder Planning Application for the proposed erection of a two-storey front, side and rear extension, changes to fenestration, extension of the front dormer and insertion of 1 no. rear dormer, following the demolition of the existing single storey side extension, including garage and car port, and chimney. The application includes the creation of a new 1m side gap between No.19 and No.17.

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The following information is submitted as part of the application:

- Completed application form
- Proposed site plan
- Proposed Floor Plans and Elevations
- Biodiversity Survey and Report
- Parking Provision Details
- Completed Community Infrastructure Levy Form
- Flood Risk Assessment
- Preliminary Roost Assessment by John Wenman Ecology
- Arboriculture Report by Aspect Arbor

The Applicant has paid the application fee online.

The Site

- 19 Linkway is a three-bedroom link detached chalet style house built in the 1960s.
- The house forms part of the Edgcumbe Park Development and is situated within an established residential area.
- The application boundary measures 1,390 square metres. The house is set back circa 9.5m from the front boundary. The site is predominantly rectangular, with a diagonal rear boundary. The width is circa 20m and the length, at the longest distance, is 74m.
- The house is located on a predominantly east (front) to west (rear) axis.
- The house includes a linked flat roofed garage and carport with the adjoining neighbour (No. 17), and has a latterly added conservatory. No other additions have been made to the dwelling since its completion.

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- The principal roof is pitched with side gables and includes the original front and rear window dormers. The external walls are faced with the original brick and feature UPVC cladding. The roof is finished with smooth concrete tiles.
- The plot is within a Landscape Character Assessment and Tree Preservation Order (TPO) Area 0788-1996. The rear part of the site is in Flood Zones 2 and 3. Flood Zone 2 is the nearest to the house and is circa 20m from the rear wall. To be clear, no development is proposed within Flood Zones 2 or 3

Planning History

An online search shows that there have been no previous planning applications for this address.

The Proposal

- The dwelling was recently purchased by the Applicant. The previous owner had lived in the house for approximately forty years.
- This application is based on the Applicant now needing to upgrade the existing house and to future proof it for their young family and long-term commitment to living in the house, and the local area.
- Approval is sought for the proposed erection of a two-storey front, side and rear extension, changes to fenestration, extension of the front dormer and insertion of 1 no. rear dormer, following the demolition of the existing single storey side extension, including garage and car port, and chimney. The application includes the creation of a new 1m side gap between No.19 and No.17.
- From the outset of the initial design work, the proposal has been developed to be in keeping with the character and aesthetic of Edgcumbe Park, drawing influence from properties on the road and surrounding area.
- The existing conservatory, garage and car port will be removed, in part due to their condition. These elements will be replaced by a new two-storey front, side and rear extension. The extension will also allow for a new 1m separation gap between No. 19 and No. 17 (the car port roofs are currently adjoined).

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- The proposed extension will have a Gross Internal Area of 140 sqm. This amount will be divided equally between the ground and first floors. The ground floor will include an integral garage. The rear extension will extend out in line with the existing rear wall of the house. The front extension will not extend beyond the front wall of the existing garage.
- The new extension has been designed to be subservient to the host dwelling.
- The roof of the extension is formed in three parts. The existing roof will be extended 2.8m to the side of No. 17, this will then link with the other two parts of the new roof. These two parts will have a ridge line that is lower than the existing ridge line. The second part which runs front to back, will have a ridge line that is 0.5m lower than the existing ridge line. The third part is a pitched roof with a side gable, the ridge line will be 1.7m below the existing ridge line. The eaves line for the extension will not be any higher than the existing eaves.
- The front dormer will be extended across to merge into the new extension roof. A new window dormer will be added to the rear. Other changes to the existing appearance will include the removal of the chimney and fenestration changes.
- With regards to the material palette, the existing brick and roof tiles will be matched to create a harmonious appearance between the existing and new parts of the dwelling. Feature cladding will be added to the window dormers at the front and rear and the new front and rear gables.
- The proposal will comply with the relevant parking standards recommended by the local authority.
- The design of the proposal has been carefully considered to ensure that it is not disproportionate to the host dwelling and will not have a harmful impact on the street scene or neighbouring properties, in terms of amenity use, privacy or overlooking.
- The proposal is of a similar scale and character to similar extension applications recently approved for similar houses on the Edgcumbe Park Development.

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Planning Policy

- The proposal is in accordance with relevant policies contained within the Adopted Development Plan for the Borough. These include the Core Strategy (2010) and the Managing Development Delivery Local Plan (2014). Potentially relevant policies from these documents include:

CP1 – Sustainable Development

CP2 – Inclusive Communities

CP3 – General Principles for Development

CP5 – Housing mix, Density and Affordability

CP7 – Biodiversity

CP8 – Thames Basin Heaths Special Protection Area

Managing Growth

CP9 – Scale and Location of Development Proposals

The Managing Development Delivery Local Plan (February 2014)

Policy CC01 – Presumption in Favour of Sustainable Development

Policy CC07 – Parking

Supplementary Planning Documents:

- Crowthorne Village Design Statement (2009)

Other supplementary guidance documents:

- Parking standards calculation document
- Technical note on how the 25 degree and 45 degree tests are applied
- Thames Basin Heath Special Protection Area

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- The following policies and approach of the National Planning Policy Framework (NPPF) 2024, are relevant to the determination: Paragraphs 11, 131, 135 and 136.

Summary

The covering letter has set out the reasons for planning approval.

National Planning Policy, and Policy CCO1 of the Managing Development Delivery Local Plan, are clear that planning applications which accord with the Development Plan should be approved without delay, unless material considerations indicate otherwise. The proposals accord with the Development Plan and there are no material considerations that would indicate the application should be refused. The application should therefore be approved without delay.

This is an important matter for the applicant, and we would therefore be grateful to maintain a dialogue with you throughout the processing of this application.

We trust the enclosed is satisfactory to enable you to validate the application. If additional information is required, please do not hesitate to contact us.

Thank you for your assistance on this matter.

Yours faithfully



Kate Harris

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