

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243239
Site Address:	38 Linkway, Crowthorne, Wokingham, RG45 6ES
Expiry Date:	26 March 2025
Site Visit Date:	31 January 2025
Proposal: Householder application for the proposed erection of a part single part two storey side extension along with changes to fenestration plus chimney removal.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Archaeological Sites
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
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Archaeological Sites Consultation Zone

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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Landscape and Trees: No objection

WBC Ecology: No objection

External

None consulted

REPRESENTATIONS

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

Site Description: The application site is a two-storey detached chalet style dwelling, whilst other dwellings along Linkway vary in size and scale. All properties are built on a building line allowing for a decent setback from the footpath edge and road allowing for landscaping and parking provision. There is a set material palette with dark colours such as brown a common fenestration finish along Linkway. There is a lot of variety along Linkway, with no set street scene and this uniqueness makes up the characteristic of Linkway.

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 proposed flat crown roof side extension would be approx. 9.94m in length, 4.13m in width and 7.44m in height.

The Borough Design Guide states “*side extensions should be set back from the building line by at least 1m, preferably with a lower roof line and should be at least 1m from the plot boundary*”. The proposed side extension would be set back from the

building line by more than 1m, with a lower roof line and would be more than 1m from the plot boundary, thus complying with the BDG. It would be built over and not project forward of the existing garage making it a large extension but it remains subservient to the main dwelling and an unimposing feature which would not harm the character of the area. Furthermore, there are other examples of development over the garage along the road such as 35 Linkway. Therefore, this type of proposal would not look out of place nor harm the character of the area. Linkway has a mix of architectural styles, therefore this proposal would not harm the street scene or character of the area.

The proposal would differ to the current street scene and slightly alter the characteristics of the street. However, the new window would be similar to the existing in size and proportions of current ground and first floor window along Linkway, meaning that the proposal would not negatively harm the street scene. The proposal meets the recommendations of the Borough Design Guide and is in line with policy CP1 and CP3 of the Core Strategy.

The proposed materials are to be a close match to the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: The scheme would add an additional window at the front of the property. Whilst the proposed window would face another property, it is noted that Linkway, a public road, is located adjacent to the site. As such, the proposal would not result in a greater overlooking impact into residential properties than is currently present as the window at the front of the extension would overlook the street scene and therefore no harmful impact would occur. Furthermore, the minimum separation distance from front to front is 10m, and the proposal separation distance from the front of no.37 and no.39 is over 29m, thus complying with the BDG.

Whilst the existing dwelling has no rear windows, most rear gardens in residential estates are overlooked at an oblique angle from the upper floor windows in the neighbouring property. This is no different with the new window as part of side extension and its oblique angle/view of no.36 rear garden. Thus, the rear window would not cause any significant harm with regards to neighbouring amenities and the relationship with the neighbouring house would be orthodox for dwellings in a suburban area.

The BDG states the minimum separation distance rear to rear is 22m. The rear-to-rear separation distance of 38 Linkway and Wulwyn Court is over 29m thus complying with the BDG. Furthermore, to the rear of no.38 there is mature and established trees/ vegetation of significant height thus acting as natural screening. Therefore, given the significant separation distance and natural screening, the new four first floor rear windows would not result in harmful overlooking.

The ground floor WC window and first floor bathroom window on the north elevation, first-floor en-suite side window on the west elevation and first floor rear en-suite window on the south elevation will be obscured glazed as shown on plan P1100 REV.P1.

Loss of Light: The separation distance from the two-storey section of no.36 is approx. 9.20m, therefore given the significant separation distance the proposal would not result in harmful loss of light.

Overbearing: The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities. It is considered sufficient visual separation between houses as the two- storey section of the neighbouring dwelling is more than 1m from the boundary (approx. 4.06m from garage and 9.20m from two-storey section of no.36).

Highway Access and Parking Provision: The proposal will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards. There is existing driveway parking available for up to three vehicles, plus the garage. The existing level of parking will be retained and this is considered acceptable.

Landscape and Trees: The two-storey element is subservient, being 1m lower than the previous plan (revised plans were requested to reduce the height). The bulk and mass of the built form is reduced and the design more in keeping with neighbouring properties. Therefore, background green infrastructure will be visible from public view. Overall, the application now appears to comply with policies such as CP1, CP3, CC03 and TB22, plus R23 of the Design Guide.

Ecology: All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England. A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.

The officer is satisfied that the survey effort and methodology described in the Preliminary Bat Roost Assessment Report (PBRA) are adequate. The officer notes that the photos of the cladding to the eastern and western dormer windows is not clear enough to demonstrate that they were inspected from a ladder and the section 4.3 does not describe the condition of the wooden cladding and highlight future potential roosting features and deterioration towards the bottom of the cladding and gaps behind the soffits.

The officer supports the Ecologist conclusion that currently the building can be classified as having negligible potential to support roosting bats and agrees that if the development does not proceed by September 2025 the building should be reassessed for its potential to support bats.

Provided informative I17 is included in the decision notice there are no ecological objections to the development as proposed.

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:	Not required
Recommendation:	Approve
Date:	21 March 2025
Earliest date for decision:	19 February 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	21 March 2025