

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260994
Site Address:	58 Holmbury Avenue, Crowthorne, Wokingham, RG45 6TQ
Expiry Date:	23 September 2026
Site Visit Date:	24 August 2026
Proposal: Householder application for the proposed porch extension 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
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 TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS17 – Transport improvements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity DH1 – Place making and quality design DH2 – Safeguarding amenity
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
N/A	N/A	N/A

CONSULTATION RESPONSES
Internal

WBC Ecology – No comments received
External
None

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

APPRAISAL
Description of Development: This application seeks permission for the proposed erection of a single storey front extension to form a porch. 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 single storey front extension would integrate with the existing front roof slope. The front extension complies with guidance in the Borough Design Guide (BDG) as the extension projects 1.55 metres forward of the main building line, and 0.7 metres forward of the living room, and the property is set well back from the street frontage. As such, it is deemed that the proposed front extension poses no harm to the appearance of the host dwelling or to the wider character of the area. Neighbouring Amenity: The proposed single storey front extension is sited centrally on the dwelling and is set away from boundaries with neighbouring properties. As such, no concerns are raised with regards to overlooking, overbearing or loss of light. Residential Amenity Space: The proposed front extension would have no adverse impact upon the usability of the site's rear amenity space for current and future occupiers. Highway Access and Parking Provision:

The proposed front extension would not impact upon the existing parking provision for this site, and as such no concerns are raised on parking provision.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	9 September 2026
Earliest date for decision:	19 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	09/09/26

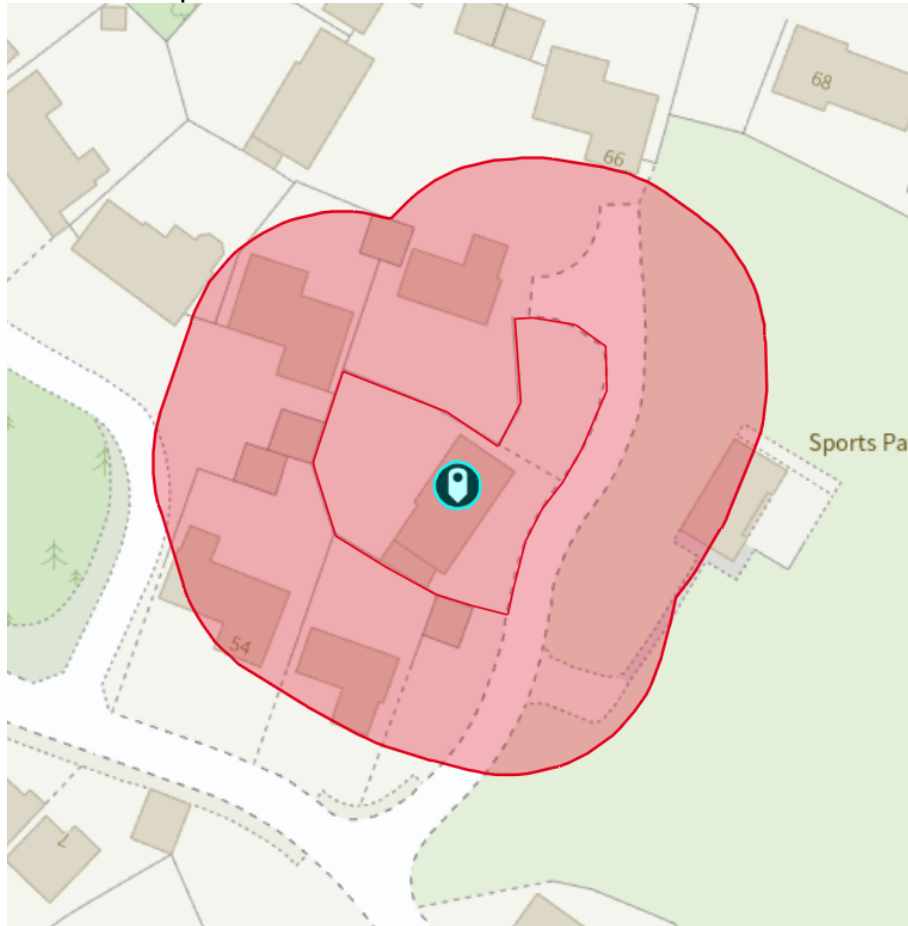
PLANNING CONSTRAINTS/STATUS

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Near Me Report



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Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Pinewood (Crowthorne)

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
2	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 1	Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Bat Roost Habitat Suitability | Total count: 6

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	JQ1031	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	JQ1032	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	JR1031	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	JR1032	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	JR1033	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	JS1032	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

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0111244211121&notes=11401&location=483590,165177%20(IRZ%20polygon%20centre)

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

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

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0898-1997	Group	Confirmed

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham Without Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham Without CP	0 m