

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261968
Site Address:	36 The Avenue, Crowthorne, Wokingham, RG45 6PG
Expiry Date:	13 October 2026
Site Visit Date:	3 September 2026
Proposal: Householder application for the proposed single storey rear extension and internal alterations.	

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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Charvil Neighbourhood Plan

PLANNING HISTORY		
Application No.	Description	Decision & Date

990485	Proposed Single Storey Rear/Side Extension To Dwelling Plus Dormer Extensions To Form Rooms in Loft space.	Approved 12/03/1999
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CONSULTATION RESPONSES

Internal

None.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a detached chalet bungalow located on the eastern side of The Avenue, Crowthorne. The property is set back from the road behind a post and rail fence supplemented by hedging and a gravel driveway providing onsite parking.

The Avenue is characterised by a varied pattern of development, including bungalows, chalet bungalows, semi-detached dwellings and detached houses. The properties display a wide range of architectural styles, scales, forms and ages, resulting in a streetscene with no strong or consistent architectural character.

External materials within the locality vary considerably and commonly include brick, render, tile hanging, timber cladding and pebble-dash finishes.

Proposal:

The proposed development comprises the erection of a single-storey rear extension, together with associated internal reconfiguration at ground floor level. The proposals also include alterations to the existing fenestration and the insertion of rooflights within the new roof structure. Externally, the extension would be finished in a combination of light render and cedar boarding, with grey uPVC/aluminium double-glazed windows and doors. The existing hung tiles on the front elevation of the ground floor front gable would also be removed and replaced with the cedar cladding which is also proposed at first floor level on the rear elevation.

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.

Character of the Area:

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. In this regard, The Avenue is an established residential road characterised by a varied and eclectic pattern of development, with dwellings differing significantly in age, architectural style, scale and appearance. As such, there is no prevailing or uniform character that would be undermined by the proposed development.

The proposed extension would be located to the rear of the host dwelling and would incorporate a flat roof form, resulting in limited visibility from the public realm. Furthermore, the extension would not project beyond the existing flank walls of the dwelling and would remain proportionate in scale and massing relative to the host property. The proposed design and materials would ensure that the extension appears as a subordinate addition to the dwelling and would integrate satisfactorily with the existing building.

The proposed materials comprise a light-coloured render finish to the rear extension, together with alterations to the existing dwelling that would introduce cedar cladding to the front and rear elevations. The use of cedar cladding is considered acceptable, as the street already exhibits a varied range of materials and architectural styles. As such, the proposed material palette would integrate sympathetically with the character of the surrounding area and would not appear unduly prominent or incongruous within the street scene.

Taking these considerations into account, it is considered that the proposal accords with Policy CP3 of the Core Strategy and would have a neutral impact on the character and appearance of the host dwelling and the surrounding area.

Neighbouring Amenity:

Overlooking:

The proposed rear extension would incorporate two sets of bi-fold doors serving the enlarged kitchen, dining and living area. These openings would be located at ground floor level and would face directly into the application site's rear garden. Beyond the rear boundary lies a dwelling within a large plot, identified as 89a Ellis Road. The proposed bi-fold doors would face towards the flank elevation of this neighbouring property. Whilst the BDG does not prescribe minimum separation distances between rear-facing and flank elevations, the proposed relationship can be assessed against the guidance relating to front-to-front and rear-to-rear relationships, which seeks minimum separation distances of 10m and 22m respectively in order to safeguard privacy. In this instance, the proposed doors would be positioned in excess of 31m from the flank elevation of 89a Ellis Road, significantly exceeding these guideline

distances. As such, the proposal would not result in a harmful loss of privacy to neighbouring occupiers.

The proposed extension would also include three roof lanterns within the flat roof. These rooflights would be positioned centrally within the roof plane and would be more than 5m from either side neighbouring property. Given the substantial separation distance between the roof lanterns and neighbouring properties, together with their upward-facing orientation, it is not considered that they would facilitate direct overlooking or give rise to any material loss of privacy for adjacent occupiers.

In addition, patio doors are proposed within both flank elevations of the extension. These openings would be at ground floor level and would face directly towards the existing high timber close-boarded boundary fencing and established hedging. Consequently, views from these doors would be largely screened and no detrimental overlooking of neighbouring properties would occur.

Taking the above into account, it is considered that the proposal would not result in any unacceptable overlooking or loss of privacy and would therefore comply with Policy CP3 of the Core Strategy.

Loss of Light & Overbearing:

In assessing the proposal, regard has been had to the guidance contained within the BDG relating to residential extensions. The BDG advises that rear extensions 'should not project more than four metres from the main rear wall where they are close to a side boundary'. In this instance, the proposed rear extension would project approximately 3.4m beyond the existing rear elevation across the width of the dwelling and would therefore accord with this guidance. Furthermore, the BDG states that 'A gap should be retained between the building and the site boundary and this should be a minimum of 1m in width'. The proposed extension would be set approximately 3.6m from the shared southern boundary and approximately 1m from the shared northern boundary, thereby complying with the Council's design guidance.

The BDG also advises that the eaves height of single-storey extensions should not exceed 3m where they are within 2m of a side boundary. The proposed extension would incorporate a flat roof design with a maximum height of 3m and would therefore comply with this requirement. The use of a flat roof form is also considered to be less visually intrusive than a traditional pitched roof and would reduce the perceived sense of enclosure when viewed from neighbouring properties.

Given the limited projection, appropriate boundary separation distances and compliant height, it is not considered that the development would result in any significant adverse loss of light or overbearing impact to neighbouring occupiers. Accordingly, the proposal is considered to accord with Policy CP3 of the Core Strategy and the guidance contained within the Borough Design Guide in respect of residential amenity.

Highway Access and Parking Provision:

The proposed development would not increase the total number of habitable rooms and there are no changes proposed to the existing parking arrangements. As existing, the property benefits from a large driveway providing on-site parking. As such, the

existing parking arrangements are considered acceptable to serve the proposed development.

Amenity Space:

The council's minimum garden depth of 11m is a generally accepted guideline for private garden space. Following the proposed rear extension, a garden length of more than 20m would be retained which is acceptable.

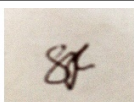
Conclusion:

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	25 September 2026
Earliest date for decision:	17 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	12.10.26

PLANNING CONSTRAINTS/STATUS

Modest Development Location
Wokingham Without Ward
Wokingham Without Parish