

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252931
Site Address:	2 The Conifers, Crowthorne, Wokingham, RG45 6TG
Expiry Date:	27 January 2026
Site Visit Date:	8 December 2025
Proposal: Householder application for the proposed erection of carport to front of dwelling.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Crowthorne Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
250648	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.	APP – 12 June 2025
121381	Application for a certificate of lawfulness for the proposed erection of a rear conservatory.	APP – 18 January 2013

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection.
WBC Landscape and Trees: No objection.
WBC Highways: Requested further information before determination.

External

N/a

REPRESENTATIONS

Parish/Town Council	Wokingham Without: - Request to consider the visual impact of the carport. <i>Officer Response:</i> - <i>The visual impact is considered minimal. Although there are no existing carports in the area, there are several detached garages on the front driveways of properties. Furthermore, the structure will be constructed with natural and area-sensitive materials, and it will be open-sided. Taking these points into account, the carport is not considered significantly visually incongruous to the local character.</i>
Ward Member(s)	No comments received.
Neighbours	One Comment Received: - The proposed carport would be out of keeping with the street scene and could reduce light and visibility when exiting the driveway. The existing parking is adequate, and residents can use their garages. Lower-impact options include using the garage or extending the driveway away from the tree canopy. <i>Officer Response:</i> - <i>The proposed carport is modest in scale and is open-sided and is therefore considered acceptable in relationship to the street scene. Due to the proposal's dimensions and open nature, it will not significantly reduce visibility or light when exiting or passing the carport. Full assessment on the proposal's impact on the character of the area is provided below.</i>

APPRAISAL

Site Description:

The application site is located in The Conifers, which branches off New Wokingham Road toward the East. It is in Pinewood (Crowthorne), which is a Modest Development Location.

The dwelling is detached, constructed in beige coloured brickwork on the ground floor and has cream-coloured rendered panels with decorative timber framings on the upper floor. The roof is tiled in brown with small gables above the front-facing upper floor windows. The dwelling also has a double integrated garage with capacity for 2no. vehicles and a further 2no. on the driveway.

There is a moderate grassed front garden and large rear garden. The dwelling is surrounded by large trees, vegetation and TPO woodland toward the South and West. Other dwellings in The Conifers are all detached and two-storey with similar timber and brickwork design features and aesthetics.

Proposal:

This application seeks to erect an adjoining carport (5.5m x 5m) to the front of 2 The Conifers on the driveway. The eaves height of the carport is 2.25m, which is the same as the front porch eaves height but less than that of the main dwelling (4.9m). The ridge height is 2.5m, compared to the main dwelling's 7.6m. The carport will be approximately 1.5m from the public pathway and 3.3m from the public road (including the roof overhang). The dimensions and overall design are considered acceptable in the surrounding context and is subordinate to the main dwelling, maintaining the quality of the environment.

Procedural Matters

A Revised Site Plan was received by the Council on 20/01/2026, after the consultation date had ended. The revised plans did not alter the existing proposal, only indicating relevant boundary lines for further clarification.

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.

Design/ Character of the Area:

The proposed carport would be attached, positioned to the front of the property. The Council's Borough Design Guide (BDG) states that garages should be built either to the side or the rear of a dwelling. However, each application should be assessed upon its own merits and the context of the site and character of the surrounding area. Although there are no carports as precedent in The Conifers, there is a varied pattern of garage developments in the local vicinity. For example, dwellings No. 1 and 3 The Conifers both have detached garages on their front driveways. Taking this into account, the development would not appear visually incongruous, nor would it significantly harm the character of the local area.

Furthermore, the property benefits from a dense covering of established trees and vegetation to the southern rear (fronting New Wokingham Road) and along the western boundary, which faces the main stretch of The Conifers. Therefore, views of the carport from the public domain are limited. Although the carport will be to the front of the

property, there will be no obstruction to the visual permeance to the host dwelling, and it will not be a dominant built feature of the street scene.

The carport will be constructed with hardwood timber support beams, gallows and brackets with brick piers. The roof will comprise of stained timber, matching that of the host dwelling. These are considered an acceptable and more natural design solution in relation to its surroundings. Provided the carport would be an open-sided structure, it would have a degree of permanence rather than being an enclosed and dominant addition to the surrounding area.

The BDG states that parking spaces (including carports) should be safe and convenient for users and close to the dwelling. This proposal meets this requirement as it is positioned on the front drive, nearby the front door and would be set back from the road with open sides meaning there would be no significant impact to visibility and safety of the area.

Neighbouring Amenity:

Policy CP3 states that developments should not have a detrimental effect on the amenities of adjoining land users.

There is one nearby neighbouring property on the northern side, approximately 15m from the carport. The carport will not have a physically detrimental impact on this property's amenity space. The development will be visible from this property and to other surrounding properties. However, the carport would be modest in scale, single-storey and open-sided. Therefore, there will be minimal loss of light, overbearing or an enclosing impact to the neighbouring amenity space. Owing to the separation distances between dwellings, and the modest form of the carport, the proposal would not have an adverse impact on the neighbouring amenity.

Highway Access and Parking Provision:

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

WBC Highways requested further information before determination. Including amended site plan showing carport footprint, dimensions of the carport, the highway boundary and confirmation that no part of the structure (including roof overhang) encroaches onto the public highway. The amended site plan indicated that the dimensions of the carport would not encroach the public highway.

Furthermore, the development will not reduce the capacity for cars, retaining 2no. spaces in the adjoining garage and 2no. on the driveway. The dimensions of the carport (5.5m X 5m) are deemed acceptable in relation to the Council's parking standards (Policy CC07).

Trees & Landscape: *No objection and comments.*

Amenity Space:

On the front left of the site there is a paved driveway and to the right there is a grassed area. The property has a large and verdant rear garden and therefore the development is considered acceptable in this regard.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

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.

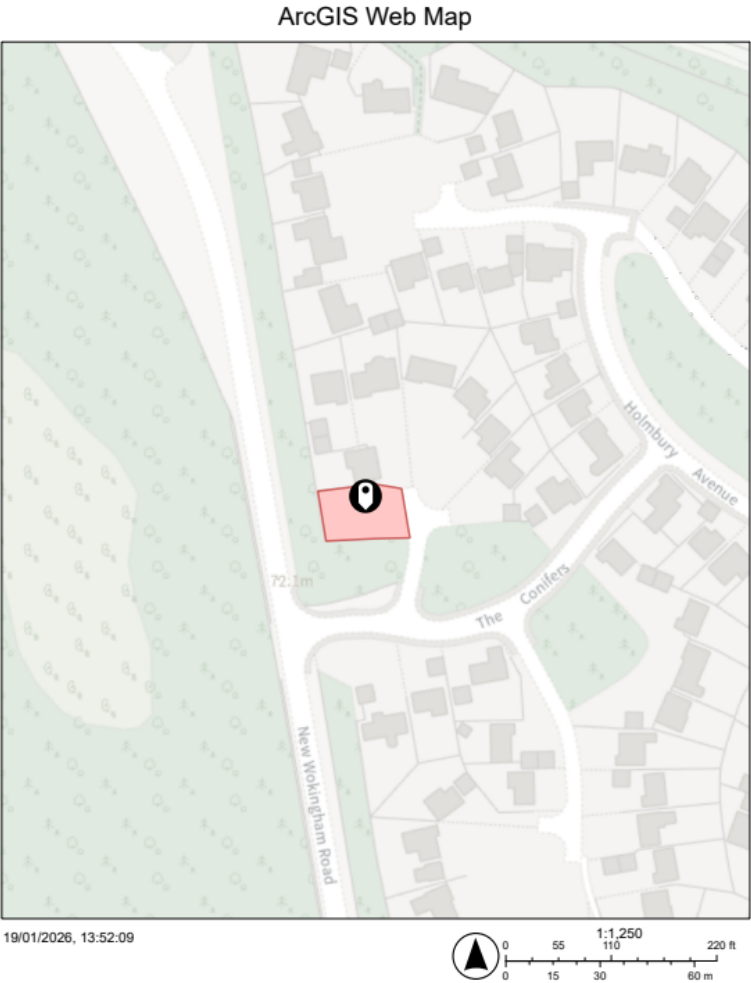
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, 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 subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials and specified
Date:	21 January 2026
Earliest date for decision:	24 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21/01/26

PLANNING CONSTRAINTS/STATUS



Affordable

Housing

Thresholds | Total count: 3

#	NAME
1	<i>Within Modest or Limited Development Locations</i>
2	<i>Within Modest or Limited Development Locations</i>
3	<i>Within All Development Locations</i>

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	<i>Modest Development Locations</i>	<i>Pinewood (Crowthorne)</i>

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	<i>Special Protection Area Linear Mitigation Zone</i>	<i>5km Linear Mitigation Zone</i>

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	<i>Consultation Zone - Major Nuclear Site</i>	<i>AWE: Special Case Zone</i>	<i>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.</i>

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

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

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

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

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Wokingham Borough Council Owned Land | Total count: 1

#	Address	Tenure	Title_no
1	<i>Land south west of Hatch Ride, Wokingham Without</i>	<i>Absolute Freehold Estate in Land</i>	<i>BK263358</i>

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	<i>Environment Agency Surface Water Flood Zones</i>	<i>1 in 1000 year risk extent</i>

Bat Roost Habitat Suitability | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	<i>Bat survey required for planning applications that involve roof modification or demolition.</i>	<i>JH1033</i>	<i>Ecology Officer, Green Infrastructure Team</i>

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	<i>Great Crested Newt Impact Risk Zone</i>	<i>Green</i>	<i>Consult NatureSpace for Major developments only</i>
2	<i>Great Crested Newt Impact Risk Zone</i>	<i>Amber</i>	<i>For Householder applications check HH Layer. Consult NatureSpace for all other types of development</i>

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
---	--------

1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0111242111121-res=11401&location=483259,165240%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

Grounds Maintenance Boundaries | Total count: 1

#	PPG17 TYPOLOGY	OWNER
1	Amenity Greenspace	Wokingham Borough Council

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-0896-1997	Woodland	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