

PLANNING STATEMENT

Summary of the Pre-Application Process and Overview of the Application

Proposed Extension to the Existing Garage

Site Address: 40 Linkway, Crowthorne, Wokingham, RG45 6ES

Applicant: Mr Malcolm Barnett

Local Planning Authority: Wokingham Borough Council

Pre-application reference: 261554 (advice dated 13 August 2026)

Date: August 2026

Proposal: Householder application for the proposed extension to the existing garage to create a third garage bay, partial reconfiguration of the existing garage, erection of a mansard roof over the garage and reduction of the existing dining room extension roof to form a single, subservient roofline, extension of the driveway to provide additional parking, and associated external alterations.

1. Executive Summary

This statement accompanies a householder planning application for a garage extension at 40 Linkway, Crowthorne. It summarises the planning steps taken to date and provides an overview of the application for the benefit of the case officer and consultees.

The scheme is the product of sustained and constructive engagement with Wokingham Borough Council. It follows the withdrawal of an earlier application (ref. 260847) and has since been substantially revised to address the matters that led to that withdrawal — principally the height and bulk of the garage roof and its prominence on the corner plot.

The revised scheme was the subject of a formal pre-application enquiry (ref. 261554), to which the Council's Planning Officer responded on 13 August 2026. That advice was supportive: the Officer concluded that the proposal accords with national and local planning policy and is therefore likely to be acceptable, and confirmed that the proposal would be supported in principle were a full application to be submitted.

The application therefore comes forward with the benefit of positive pre-application advice, having already resolved the Council's Character & Design, tree and landscaping considerations. The principal matter identified for the full application — a detailed landscape plan to filter views of the extended garage — is provided with this submission.

Since the pre-application advice, the scheme has been refined so that the new garage roof and the adjoining dining room extension roof form at the front, a single, subservient roofline, completing an existing extension whose roof currently reads as unfinished. The Officer has confirmed that there is some margin to increase the garage roof height above the 3.10m considered at pre-application, provided it remains subservient to the host dwelling. The proposed ridge height of 3.3m is set by a matching reduction of the existing dining room extension roof from 3.8m, so that the front roofline is lowered overall — improving the roofscape and roadside visibility — rather than raised.

2. Planning Steps Taken to Date

2.1 Planning history of the property

The dwelling has an established and consistent planning history, including approvals for a rear conservatory (ref. 051401, 2005), a rear dormer (ref. 092303, 2009), front fence and gates (ref. 091746, 2009), and — most relevantly — a part single, part two-storey front extension with dormers (ref. 211129, approved 2021). The property has therefore been extended and altered on several occasions in a manner found acceptable by the Council.

2.2 The withdrawn scheme (ref. 260847)

A householder application for the garage extension incorporating a mansard roof was submitted and subsequently withdrawn on 27 May 2026. Feedback at the site visit was positive; however, the Council indicated that it was minded to refuse, with concerns focused on the height and bulk of the mansard roof and the visual prominence of the structure on the corner of Linkway and Edgcumbe Park Drive.

2.3 The revised scheme

In direct response, the scheme was revised to reduce the overall height of the garage mansard roof and to retain the mansard form so that it matches the pitch of the existing dwelling and corrects the incongruous existing garage roofline, whilst reading as clearly subservient to the host property. This revised scheme — with the garage mansard at a ridge height of 3.10m, materially lower than the 3.80m of the withdrawn scheme — was the version considered at the pre-application stage described below.

2.4 Design and Access Statement

A revised Design and Access Statement (June 2026) was prepared to accompany the revised scheme. It sets out the design rationale, the justification for the garage's position relative to the principal elevation, the landscaping and screening strategy, and a precedent analysis of comparable development on the Edgcumbe Park estate.

2.5 Pre-application enquiry (ref. 261554)

The revised scheme was submitted to Wokingham Borough Council for formal pre-application advice and was validated on 16 July 2026.

2.6 Pre-application advice (13 August 2026)

The Council's Planning Officer confirmed support for the scheme in principle. The Officer's conclusions on each consideration are summarised below.

Consideration	Officer's conclusion (pre-application advice, 13 August 2026)
Principle	Acceptable — the site lies within the Modest Development Location of Crowthorne.
Character & Design (CP1, CP3)	Acceptable. Although the Borough Design Guide advises that garages should not project forward of the principal elevation, the existing garage as originally built already projects and forms an established feature. The reduced-height mansard would be subservient and incidental, set approximately 3.5m back from the highway and occupying only a small proportion of the frontage, resulting in limited visual impact and no harm to the street scene.

Heritage (TB24)	No heritage impact.
Neighbour amenity (CP3)	No significant impacts on neighbouring properties in terms of overlooking, loss of light or overbearing effect.
Highways (CP6)	No objection in principle. Off-street parking is retained and enhanced through the triple-garage arrangement, using the existing vehicular access.
Trees (CC03)	Supported subject to a landscape plan retaining and extending the boundary hedging to filter views, with the frontal area used as the construction staging area to protect the protected trees.
Ecology (CP7)	No ecological concern.
Overall	The project accords with national and local policy and is therefore likely to be acceptable; the Officer would support the proposal in principle if a full application were submitted.

2.7 Subsequent refinement of the scheme

Following the supportive advice, the scheme has been refined to achieve a more coherent and complete roof composition. The garage mansard is now proposed at a ridge height of 3.3m, and the roof of the existing, previously approved dining room extension is reduced so that the two elements blend into a single, subservient roofline at the front of the property. This resolves the incongruous existing garage roofline and, at the same time, completes the adjoining dining room extension — the current roof of which reads as visually unresolved.

The applicant sought the Officer's confirmation of the acceptable roof height. In his response of 13 August 2026, the Officer noted that the 3.10m ridge considered at pre-application is significantly lower than the 3.80m ridge of the withdrawn scheme (ref. 260847), and advised that whilst there may be some margin to increase, the height should not significantly exceed 3.10m if the garage is to remain a subservient feature incidental to the host dwelling. The proposed 3.3m garage ridge should be read in that context. It is set by a corresponding reduction of the existing, previously approved dining room extension roof, which is lowered from 3.8m to 3.3m at the front of the property. The net effect is therefore a reduction in the height of the existing front roofline, not an increase: the garage rises modestly to meet a dining room roof that is itself brought down by 500mm, so that both sit at a common, lower ridge of 3.3m. This improves the flow of the roof design across the front elevation and enhances visibility from the roadside, whilst keeping the garage well below the 3.80m previously proposed and ensuring it reads as a subservient, incidental feature.

3. Overview of the Application

3.1 The site

The application site comprises a detached, 1.5-storey dwelling on a prominent corner plot at the junction of Linkway and Edgcumbe Park Drive, within the settlement of Crowthorne. The property benefits from an existing double garage with driveway hardstanding to the front and side, set within a spacious, verdant plot characterised by mature trees. The site lies within the area covered by Tree Preservation Order TPO-0784-1996.

3.2 The proposal

The application seeks full householder planning permission for:

- extension of the existing garage to create a third garage bay (approximately 3.2m wide and 5.83m long);
- partial reconfiguration of the existing garage;
- erection of a mansard roof over the garage at a ridge height of 3.3m, matching the pitch of the existing dwelling;
- reduction of the existing dining room extension roof from 3.8m to 3.3m at the front so that it blends with the new garage roof to form a single, subservient roofline;
- extension of the driveway to provide additional off-street parking; and
- associated external alterations and landscaping.

3.3 Parking and access

The garage would remain set approximately 3.5m back from the highway boundary, using the existing vehicular access. The reconfigured garage provides a triple-bay arrangement, and the extended driveway increases open parking provision, raising total off-street parking from four to six spaces. This provides a mix of covered and uncovered parking appropriate to the household's needs and removes reliance on on-street parking, which is an established and valued characteristic of the street scene.

3.4 Design approach

The garage mansard is retained but kept low, at a ridge height of 3.3m, so as to remain visually subordinate to the host dwelling whilst matching the steeply pitched, alpine-style roofs that characterise the estate. Crucially, the roof of the existing dining room extension — currently 3.8m at the front — is reduced to 3.3m to align with the new garage roof, so that the two read as a single, deliberate and subservient composition rather than two disconnected elements. Because the existing extension roof is lowered by 500mm, the scheme reduces the height of the front roofline overall, improving the flow of the roof design across the front elevation and enhancing visibility from the roadside. This approach both corrects the incongruous existing garage roofline and completes the previously approved dining room extension, whose current roof appears unfinished. The extension continues and tidies an existing projection rather than introducing a new feature, and materials will match the existing property.

3.5 Landscaping and screening

In accordance with the Officer's advice, a detailed Landscape Plan accompanies the application. Existing boundary laurel hedging along Linkway and the corner will be retained and reinforced, and a new mixed evergreen planting scheme — including a trellis-trained climber against the garage wall and a layered shrub border in front — will clothe and filter views of the extended garage from the highway. The planting is designed to provide year-round screening at a minimum of 1.5m whilst maintaining the necessary visibility for vehicles entering and leaving the site.

4. Consistency with Local Precedent

The proposal is consistent with the established character of the estate. Forward-projecting garages are a recurring, original design feature of properties in the locality rather than an anomaly. On Highway alone, Wokingham Borough Council has previously approved a single-storey front extension (ref. 961485) and the addition of pitched roofs to existing garages (refs. 060712 and 061066),

demonstrating acceptance in the immediate area of both forward projection and pitched garage roofs of the kind now proposed.

5. Supporting Documents

This statement should be read alongside the following documents submitted with the application:

- Application form and Community Infrastructure Levy form (as required);
- Location Plan and Site / Block Plan;
- Existing and Proposed Floor Plans;
- Existing and Proposed Elevations;
- Landscape Plan, specifying hedging and planting species, sizes, spacing and numbers;

6. Conclusion

The proposal is a modest, well-designed extension to an existing garage that accords with national and local planning policy. It has been developed in close consultation with Wokingham Borough Council and benefits from supportive pre-application advice confirming that it is likely to be acceptable. The scheme resolves each of the matters previously raised — reducing the height and bulk of the mansard roof, justifying the garage's position relative to the principal elevation, and providing a comprehensive landscaping and screening scheme. Approval is respectfully requested.