

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260266
Site Address:	82 Lyon Road, Crowthorne, Wokingham, RG45 6RT
Expiry Date:	14 April 2026
Site Visit Date:	18 March 2026
Proposal: Householder application for the proposed erection of a single storey front extension, single storey side and rear extension following demolition of existing garage.	

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 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 CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU) (N.B. the LPU is deemed to overall hold limited weight at this time).	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design 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
232544	APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1316/2009, T1, Oak Fell and remove stump.	Conditionally Approved – 13/11/2023

F/2014/1446 (Not Implemented)	Proposed erection of a single storey rear extension, single storey front extension to form porch, erection of replacement garage following demolition and removal of existing double garage and alterations to existing exterior render.	Conditionally Approved – 12/09/2014
F/2011/0634	Erection of close boarded fence to replace existing boundary hedge.	Refused – 25/05/2011
26/63	Detached bungalow & garage.	Approved – 21/02/1963

CONSULTATION RESPONSES

Internal

WBC Highways: Request further information before determination

WBC Landscape and Trees: No objection subject to condition

External

None consulted

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council raised no objection subject to residence remaining a single-family dwelling. <i>Officer's Comment: The applicant has confirmed that the proposed extension would not constitute a separate annexe. This is discussed in the 'Design and Character of the Area' section of the report.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a detached bungalow on a 1960s development in Crowthorne. The property sits on a prominent corner plot adjacent to the junction of Lyon Road and Pinewood Avenue. The site benefits from an attached flat roofed double garage and a wide front drive while its boundaries adjoining the highways comprise a tall hedgerow above a low fence.

Proposal:

This application proposes the erection of a single storey front extension and a single storey side/rear extension following the demolition of the existing attached garage. The proposed side/rear extension would largely be built on the footprint of the existing garage with a flat roof form at a total ridge height of approximately 2.9m. It would project beyond the existing flank wall of the garage by approximately 3m. The proposed front extension would project beyond the existing principal elevation by approximately 0.5m with a gable pitched roof form at a total height of 4.1m.

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.

Alterations and additions to an existing residential dwelling within settlement limits is acceptable in principle subject to impact on other material considerations including local character, trees and landscape and neighbouring amenity.

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. R23 of the Borough Design Guide SPD states that alterations or extensions should be clearly subservient to the form and scale of the original building in most situations, with a complementary design which either adopts the existing style or by a carefully considered contrast. Nonetheless, the key considerations for all proposed additions to residential dwellings are they should be well designed, respond positively to the original dwelling, contribute positively to the local character and relate well to neighbouring properties.

While comprising predominantly of semi-detached two storey dwellings, Lyon Road has a relatively varied street scene in terms of architectural style, form and scale with differing examples of extensions and additions visible. Due to its corner plot siting the property benefits from a larger amenity area to the front/side compared to its immediate neighbours.

The proposal would considerably enlarge the footprint of the host dwelling to the side. However, it would not significantly encroach beyond the footprint of the existing garage while its visual bulk would be mitigated by its appropriate flat roof form and set back from the principal (front) elevation. Moreover, the proposed development would be largely screened by the hedgerow on the site's front and side boundaries. While the eaves height would sit slightly higher than the existing, its ridge would be set well down from the main ridgeline of the dwelling. Overall, it would appear as a subservient addition to the host dwelling.

The proposed front extension would complement the style of the host dwelling and is in keeping with the size of similar front projections on the street scene. Moreover, it would not project significantly forward of the principal elevation and respect the principal building line within this section of Lyon Road. The visual impact of the scheme would be further mitigated by the proposed use of complementary external materials to the existing.

The applicant has clarified that the side/rear extension is intended for the occupation of a close familial relative. Following discussions a revised proposed floor plan has been submitted with the separate kitchen facilities removed. While the extension would benefit from a separate external door there would remain internal access between the extension and the main dwelling, i.e., it would not be a self-contained annex. The creation of a separate residential unit would be a disruptive change in use which would not correspond with the character of the area. For the avoidance of doubt, a condition restricting the use of the extension to ancillary accommodation only is recommended.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 & CP3.

Neighbouring Amenity:

Due to the single storey nature of the proposal there are no concerns in respect of potential overlooking impact. The proposed side/rear extension would remain well set back from the shared boundary with No.71 Pinewood Avenue adjacent to the north by approximately 2.6m. Due to the separation distance, its flat roof form and appropriate ridge height there are no concerns in respect of potential loss of light or overbearing impact.

Overall, the proposal would not introduce any adverse harm on the amenity of neighbouring properties in accordance with Core Strategy policy CP3.

Landscape and Trees:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping. MDD Local Plan Policy TB21 requires consideration of the Council's Landscape Character Assessment. Proposals must retain or enhance the condition, character and features that contribute to the landscape.

A TPO protected Oak tree at the front of the site was recently felled in accordance with tree works consent ref 232544. Consent to cut down the tree was subject to conditions including a requirement to plant a suitable replacement tree in the same or similar location. As of the date of this report a replacement tree has not been planted.

The Council's Trees and Landscape Officer has reviewed the application and raised no objection, subject to a suitable replacement tree being secured via condition. The applicant has agreed to submit a landscaping scheme to the Council to allow Officers to agree the replacement and any proposed changes to the front drive. The condition will also secure the retention of the other existing soft landscaping features including the boundary hedge.

Subject to the submission of and agreement to a suitable landscaping scheme via condition the proposal would not have an adverse effect on green infrastructure and the wider landscape character in accordance with MDD Local Plan policies CC03 and TB21.

Highway Access and Parking Provision:

Policy CP6 of the Core Strategy seeks to manage travel demand with sustainable transport modes, appropriate vehicle parking and minimisation of traffic impacts and highway safety concerns. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities and cycle parking standards.

The proposal would retain the site's existing off-road parking provision for three vehicles which meets the Council's parking standards and is acceptable. The Council's Highways Officer has reviewed the proposal and raised concern with the indicated position of a parking space to the east of the site's entrance as shown on the submitted site plan. They have therefore requested the submission of a more detailed site plan and a swept path analysis to support the application.

While this request is duly noted, the site visit confirmed that there is ample space for parking at least three vehicles on the existing front drive which will not be affected by the proposed development. There would also remain sufficient space within the private amenity space for cycle parking provision. As such, it is not considered necessary to request additional information to support the application as the proposed development would not worsen the existing, already acceptable, parking arrangement.

Subject to conditions, the application is acceptable and is 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 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:	Yes
Recommendation:	Approve
Date:	9 April 2026

Earliest date for decision:	12 March 2026
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	9 April 2026

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location – Pinewood (Crowthorne)*
- *Tree Preservation Order No. 1216/2009*
- *Landscape Character Assessment Area – Finchampstead Forested and Settled Sands*
- *Thames Basin Heath SPA Mitigation Zone – 400m*