

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251798
Site Address:	40 Parkway, Crowthorne, Wokingham, RG45 6EW
Expiry Date:	22 September 2025
Site Visit Date:	08/08/2025
Proposal: Householder application for the proposed single storey side & rear extension and conversion of existing garage to create habitable accommodation plus changes of fenestration to include rooflights.	

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB02 – Development adjoining the Green Belt TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles C2 – Mitigation of transport impacts and highway safety and design DH1 – Place making and quality design

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List
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PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Drainage - No comments received.
WBC Highways - No objections.
WBC Landscape and Trees - further information requested.
WBC CIL - No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Wokingham Without Parish Council – No objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached house located in an established residential area that is characterised by detached properties set in discernible groupings which are distinguished by repeated house type.

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 proposal seeks the erection of a single storey wrap around extension which would adopt a matching part flat roof, part gable roof form and would extend approximately 4.3 metres from the rear elevation. As it would not be visible from the street scene, it would not adversely impact the character of the area.

The proposal involves the removal of the existing garage door and its replacement with a set of swing-open double doors to provide access to a new storage area. While other properties along the street retain traditional garage doors, the proposed doors are of a modest scale and design, consistent with the residential character of the property. Their appearance is considered appropriate within a residential setting, and the slight variation from neighbouring garage doors is not considered to result in harm to the street scene or overall character of the area. On balance, the proposal is acceptable.

Neighbouring Amenity:Overlooking

The new windows on the front elevation would overlook the front driveway and public realm. As these windows would maintain over 10 metres separation from properties across the street, any overlooking concerns are minimal.

With regards to the remaining ground floor windows, the existing boundary fencing would be high enough to sufficiently mitigate any overlooking concerns.

The proposed roof window, being located over 3 metres above finished floor level, would not give rise to any overlooking concerns.

Overbearing and Loss of light

This extension would be suitably located and of modest proportions not to pose any unreasonable concerns of overbearing or loss of light.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and considers that the two off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. As such, there are no highways issues.

Amenity Space:

The remaining rear amenity space would exceed the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Landscape and Trees:

The site is located within an area TPO (0783/1996) which includes tree species Scots

Pine, Oak, Birch, Rowan and Beech.

The Council's Trees and Landscape Officer has reviewed this application and notes that trees within the site and on the adjacent property are shown on the Existing Site Plan. However, the plan only indicates their locations and provides no information on size, condition, or root protection areas. As a result, it is difficult to assess whether the proposed rear extension would impact these protected trees. To fully consider the implications, the Trees and Landscape Officer requested a tree survey and Arboricultural Implications Assessment in accordance with BS 5837.

An Arboricultural Implications Assessment and Tree Constraints Plan, followed by a Tree Protection Plan (by GHA Trees, September 2025, Ref: GHA/DS/160888:25), was submitted by the agent on 30/09/2025 and 14/10/2025 respectively. The Council's Trees and Landscape Officer has reviewed this information and considers it acceptable, demonstrating that the trees on site would not be harmed.

As such, no objections are raised, subject to a condition requiring all construction works to be carried out in accordance with this tree information. A suitable condition will be attached to any 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:	Approval
Date:	29 August 2025
Earliest date for decision:	19 August 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	15.10.2025

PLANNING CONSTRAINTS/STATUS

Modest Development Locations – Pinewood
TPO Designation - TPO-0783-1996