

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260709
Site Address:	5 Greenside, Crowthorne, Wokingham, RG45 6EX
Expiry Date:	10 June 2026
Site Visit Date:	18 May 2026
Proposal: Householder application for proposed first floor side extension, alterations to side dormer, installation of a juliet balcony and fenestration changes.	

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 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
260806	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.65m, for which the maximum height would be 2.60m and the height of the eaves 2.60m.	PANA: May 2026

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Landscape and Trees – No objection subject to a condition
WBC Ecology – No comments

External

None

REPRESENTATIONS

Wokingham Without Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site lies within Edgecumbe Park, an award-winning residential estate developed in the 1960s. The distinctive architectural style of the properties draws inspiration from Scandinavian and mid-century modern design influences from the United States, incorporating materials that harmonise with the estate's wooded landscape.

The proposal involves a first-floor side extension, the enlargement of one of the south facing dormers, and other minor alterations to the host dwelling.

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 proposed development has been designed with due regard to the established character and appearance of the host dwelling and the wider verdant street scene.

The proposed first-floor side extension would appear subservient to the host dwelling, being set down from the main roof and read clearly as a secondary addition rather than competing with the original built form. Although the extension would add to the overall bulk of the property, it would not do so to such an extent as to appear visually overbearing. Whilst the proposal would reduce the gap between the dwelling and No.7, sufficient spacing would remain to preserve the spacious character of the street scene, particularly given the continued prominence of the established tree backdrop.

The enlargement of the south facing dormer is a minor alteration which would have limited impact on the overall character of the property.

The proposed Juliet balcony and fenestration changes are modest in scale and are well related to the overall composition of the elevations.

Importantly, the use of matching materials, including roof tiles and red-stained timber cladding, ensures a high degree of visual continuity between the existing dwelling and proposed works, reinforcing a cohesive appearance.

Overall, the proposed development is considered to respond positively to the character of the host dwelling and surrounding area and is compliant with Core Strategy policies CP1 and CP3.

Neighbouring Amenity: Given the separation distances between the proposed first-floor extension and neighbouring properties, the development would not give rise to unacceptable impacts in terms of loss of light or an overbearing effect. Although the Juliet balcony and rear-facing fenestration would allow oblique views towards neighbouring gardens, these would not result in direct overlooking.

Flooding and Drainage: No objection has been raised by WBC Drainage.

Landscape and Trees: The proposals will not change the footprint of the existing dwelling and will not impact nearby trees. However, it is important to ensure that the root protection areas of the tree in the front garden and in the neighbours garden are not compromised during the construction period and to this extent all vehicles and storage of materials will need to be restricted to the existing drive. This shall be made clear through the imposition of an informative on the decision notice.

Ecology: A preliminary ecological appraisal has been carried out on the property and the submitted in support of the application. Informed by the results of the survey, it is concluded that there is negligible potential for roosting bats within the sections of the property to be affected by the proposed works. Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, no further survey effort is required.

Conclusion: For all the above, the proposal is acceptable and the application is 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:	Not required
Recommendation:	Approve
Date:	26 May 2026
Earliest date for decision:	7 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27.05.2026

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Crowthorne*
- *Bat Roost Habitat*