

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261012
Site Address:	1 Wulwyn Side, Linkway, Crowthorne, Wokingham, RG45 6JB
Expiry Date:	23 June 2026
Site Visit Date:	15 June 2026
Proposal: Householder application for the proposed erection of 2 no. single storey extensions with changes to fenestration, plus the erection of a gazebo and a car port and addition of hardstanding to enlarge the existing driveway	

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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS4 – Development within or adjacent to minor settlements SS7 – Development in the vicinity of Atomic Weapons Establishments H12 – Residential development of existing private gardens NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
171264	TREE WORKS APPLICATION: TPO Number 786/1996 2x Scots Pine T1 and T2 - Fell and replace	Approved 7 th June 2017

CONSULTATION RESPONSES

Internal	
WBC Digital Solutions Scanning- No comments received WBC Landscape and Trees- No objection WBC CIL- No comments received WBC Ecology- No comments received	
External	
None consulted	

REPRESENTATIONS	
Parish/Town Council	Wokingham Without Parish raise no objection subject to the Planning Officer fully considering any tree issues
Ward Member(s)	No comments received
Neighbours	1 Neighbour representation as follows; - One neighbouring occupier raises no objection to the proposed development in principle. However, they set out a number of concerns relating to the construction phase and the protection of their property. - The representation highlights the shared boundary wall between the application site and the neighbour's bungalow, noting that this wall also forms part of the neighbouring dwelling (serving a bedroom and boiler room). The neighbour requests that appropriate measures are taken during construction to ensure that the structural integrity of this wall is not compromised. They also seek reassurance that no part of the proposed carport would be attached to, or overhang, their property. - In addition, the neighbour identifies the presence of an underground drainage pipe running from their property to an adjacent drain, which is understood to pass beneath the area proposed for hardstanding. Concern is raised regarding the potential for damage to this infrastructure during excavation works.

APPRAISAL
Site Description: This application site relates to a single storey detached bungalow in the residential area of Crowthorne, Wokingham bordering the boundary of Bracknell Forest Council. The site is surrounded by dwellings of similar prevailing architecture and design. Proposal: This application seeks permission for the proposed erection of two single storey side extensions along with changes to fenestration. Followed by the erection of a gazebo and car port. The proposed side extension to the eastern elevation would measure approximately 2 metres in depth, 8 metres in width and 3 metres to the ridgeline. It would facilitate the enlargement of the existing bedroom, bathroom and study. The extension to the western elevation would measure approximately 1.5 metres in depth, 7 metres in width

and 3.5 metres in height to the ridgeline and would enable the enlargement of the second bedroom.

Additionally, as part of the proposed development, a gazebo is proposed along with widening of the existing driveway to accommodate one additional parking space.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining and users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Linkway and the surrounding area comprise of dwellings with consistent and prevailing architecture and design. R23 of The Borough Design Guide (BDG) states that alterations and extensions to buildings must be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The development is positioned on a corner plot with vast amenity space. The extension has been designed to be subordinate, being set down from the existing ridgeline of the host dwelling and incorporating a pitched roof design to match the host dwelling. The proposed extension is considered modest in scale and would form a subservient and sympathetic addition to the host dwelling. Despite being situated on a corner plot, the proposal has carefully designed to ensure that minimal parts of the development can be seen from the public realm whilst retaining the existing greenery along the principal elevation.

As part of the development, a gazebo is proposed within the rear garden, together with the provision of additional parking to the principal elevation. The proposed gazebo raises no concerns, as it would be screened by existing boundary treatments and would not be visible from neighbouring properties, thereby avoiding any adverse impacts on residential amenity.

The additional parking space would be located on an area of existing greenery. Whilst this would introduce a degree of additional built form, sufficient spacing would be retained between the application site and neighbouring No. 2 Linkway.

Furthermore, given the site's position on a corner plot, the dwelling already benefits from a generous level of greenery and would therefore remain in keeping with the prevailing character of the area.

The use of materials to match the existing dwelling would ensure a cohesive appearance, and the development would integrate well within the street scene. As such, the proposal would not result in harm to the character and appearance of the area and would respond positively to the public realm.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a "high standard of amenity for existing and future users". This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The Borough Design Guide (BDG) states a gap should be retained between the building and the site boundary and this should be a minimum of 1 meter in width. From the proposed block plan, the development is retained within the boundary and respects the spatial relationship with No.2 Linkway. Furthermore, the proposed fenestration changes to the east elevation causes no concern regarding overlooking as they are small in scale and the proposed windows face boundary treatments and would not overlook any primary amenity areas such as patios or the main parts of neighbouring rear gardens. As such, the proposal would not result in a detrimental loss of privacy.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: As part of the development, the existing driveway is proposed to be extended onto an area of greenery. However, it is not clear from the submitted block plan whether the existing dropped kerb would be utilised to access the extended driveway. Should the applicant wish to extend the dropped kerb, separate consent would be required from the Highway Authority.

Notwithstanding this, the proposal would not result in an increase in the number of habitable rooms or in off-street parking provision and is therefore considered acceptable from a highways perspective.

Landscape and Trees: The Site is located within a protected area of trees, TPO-0784-1996. 4T Purple-leaved Cherry (*Prunus cerasifera* 'Nigra'), a category C1 tree according to the Tree Survey Chart and Arboricultural Impact Assessment drawing, will be removed to accommodate the proposed work and the Officer accepts this. Additionally, the agent has stated that "*The proposed gazebo, if built, would be a very lightweight structure requiring no foundations and would be constructed on the existing patio. This would have no detrimental effect on tree 6T as shown on Arbtechs Impact*

Assessment” The Council’s Tree and Landscape Officer accepts this. As such the Officer raises no objection to this proposal.

Ecology: Whilst the application site is situated in an area suited for Bat Roosts. The Preliminary Roost Assessment submitted by Arbtech states that bats are very unlikely to be roosting in the pitch tiled roof or timber framed sheds due to the absence of suitable roosting features and access points. As such, no impacts on roosting bats are anticipated as a result of the proposed development and no objections from the Council’s Ecology Officer have been raised.

Amenity Space: With regard to the neighbour representation noted above, whilst no formal objection has been raised, concerns have been expressed in relation to the construction phase and the protection of their property.
In order to ensure that neighbouring properties are not adversely affected during the course of the development, appropriate informatives have been attached to the decision to promote the protection of adjoining properties throughout the construction process.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	16 June 2026
Earliest date for decision:	24 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	18.06.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant