

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250700
Site Address:	32 Linkway, Crowthorne, Wokingham, RG45 6ES
Expiry Date:	19 May 2025
Site Visit Date:	10 April 2025
Proposal: Householder application for the proposed erection of a single storey front extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Tree Preservation Orders
Archaeological Sites Consultation Zone

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 TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection subject to a condition
WBC CIL – No comments

External

Berkshire Archaeology – Information only

REPRESENTATIONS

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

APPRAISAL

Context: The application site is located within a residential setting of Crowthorne. This application seeks planning permission for the proposed erection of a single storey extension to the front of the dwelling. The extension would facilitate an enlarged bathroom and bedroom on the ground floor.

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 more apparent component of the extension is the gable protrusion towards the western end of the property, with a small mono pitch element adjoining. Taken as a whole, the proposed development is of a modest depth and would appear as a subservient addition to the host dwelling.

From a design perspective, the development seeks to incorporate features that would be in keeping with the existing building, such as matching windows and matching external finishes. This further contributes to the extension's sympathetic relationship to the property.

Overall, the proposal would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Given the modest size of the proposed extension and its separation to adjacent dwellings, there are no concerns on neighbouring amenity grounds.

Accessible Housing Provision: Policy CP2 ensures that new development contributes to the provision of sustainable and inclusive communities and that planning permission will be granted for proposal that address the requirements of people with special needs, including those with a physical, sensory or learning disability or problems accessing services

An sufficiently sized entrance level bathroom and enlarged bedroom with clear access to all facilities through the adaptation of an existing home contributes to meeting a housing requirement for a mix of groups including disabled people.

Highway Access and Parking Provision: The proposal would have no impact on access or parking, such that no objection is raised by WBC Highways.

Landscape and Trees: Tree Preservation Order (TPO) 784/1996, A1 has been served on all Scots pine, oak, birch, beech, sweet chestnut alive in May 1996. Having reviewed the application in detail, the Landscape & Trees Officer considers the submitted tree information to be extensive, appropriate for the site, and which would protect the TPO trees. A condition has been included to ensure that the relevant information is complied with.

Archaeology: The application site for this proposed development falls within an area of archaeological significance and has potential for Roman remains. This is due to its proximity to a Roman road known as the Devils Highway, which may cross the back garden of the property. There is the possibility for artefacts related to the road, or to past roadside activities, to remain underground. Archaeological remains may be damaged by any necessary ground disturbance, and as such, the applicants are requested to inform Berkshire Archaeology as soon as possible if any artefacts are discovered during the construction period. This has been reiterated through an informative on the associated decision notice.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief.

The applicant has submitted relevant evidence to indicate that they have a disability and this has been considered in the above report. 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:	9 May 2025

Earliest date for decision:	14 April 2025
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	9 May 2025