

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250766
Site Address:	37 Parkway, Crowthorne, Wokingham, RG45 6EP
Expiry Date:	26 May 2025
Site Visit Date:	7 May 2025
Proposal: Householder application for the proposed part garage conversion, raising of the garage roof, and first floor extension to front dormer. Plus, the installation of roof lights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Tree Preservation Orders

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 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
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
221059	Householder application for the proposed first floor front & rear dormer extension, new front door canopy, raised garaged roof, part garage conversion to habitable accommodation, solar panels to garage roof, changes to fenestration, white render over brickwork.	Approved: May 2022

CONSULTATION RESPONSES

Internal

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

External

None

REPRESENTATIONS	
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Wokingham Without Parish Council	No objection
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 enlargement of the existing front facing dormer, the raising of the garage roof, and the partial conversion of the existing garage.

This application follows the granting of planning permission for a similar development, through reference 221059, approved in May 2022.

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 front facing dormer feature is already a prominent aspect of the existing property, such that the extension of this feature would not fundamentally alter the character of the dwelling, nor would it have a considerable impact upon the street scene.

The raising of the garage roof is a minor alteration to the existing property, such that it would have an acceptable impact. In fact, the development would bring the ridge line of the garage in line with the garage of the adjoining dwelling, thus improving the cohesion between the two properties.

The garage conversion would not impact the appearance of the dwelling, with the intended works being limited to internal alterations.

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

Neighbouring Amenity: Given the modest scale of the proposed works, there are no concerns on overbearing or loss of light grounds. Furthermore, whilst the extension of

the front facing dormer would create new outlooks from the host property, these would not significantly differ from existing perspectives, such that there would be no greater potential for overlooking.

Highway Access and Parking Provision: The proposal will not result in any additional habitable rooms. The part garage conversion does not affect the level of parking, which remains acceptable.

Landscape and Trees: The site falls within Tree Preservation Order (TPO) 782/1996, A1, which protects all Scots pine, oak, birch and rowan alive in May 1996.

The application form states that no trees or hedges need to be removed or pruned to carry out the proposal. The Landscape & Trees Officer is satisfied that there would be no direct impact of the development but feels the landscape features would be affected by the demolition/construction phases due to the physical constraints of the site. Accordingly, they have recommended two conditions relating to the protection and retention of all trees and shrubs.

The first of these conditions, which would require a full Arboricultural Method Statement and Scheme of Works, is considered to be disproportionate to the scale of the proposed development, especially considering no direct impact to any landscape features are expected to occur. It is accepted that the same condition was imposed on the previous application (ref: 221059), however, each application must be assessed on its own merits, and the condition in question has been deemed unnecessary in this instance. Notwithstanding, it is considered prudent for the storage of machinery and materials to be controlled throughout the construction of the development, to ensure no adverse harm to any trees occurs. As such, a condition has been included to ensure that any activity associated with the build takes place on areas of existing hardstanding.

The second condition simply relates to the retention of existing trees and shrubs on the site. As TPO 782/1996 already protects those features of most importance, any further measures requiring the retention of all shrubs and hedgerows is considered overly onerous and unreasonable in this instance.

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. 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:	20 May 2025
Earliest date for decision:	23 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21 May 2025