

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261767
Site Address:	47 The Brackens, Crowthorne, Wokingham, RG45 6TB
Expiry Date:	13 October 2026
Site Visit Date:	12 October 2026
Proposal: Householder application for the proposed erection of a single storey rear extension following the demolition of the existing conservatory, conversion of the garage to habitable space with associated insertion of rooflights, changes to fenestration and extension of the existing dropped kerb.	

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 CC07 – Parking TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens NE3 – Thames Basin Heaths Special Protection Area
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Digital Solutions Scanning- No comments received WBC CIL- No comments received

WBC Ecology- No objection subject to informative(s)
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Wokingham Without Parish raise no objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site relates to a two-storey semi-detached dwelling situated within Crowthorne, Wokingham. The dwelling occupies a modest plot and is set back from the highway behind an open front garden and driveway which provides off-street parking. The surrounding area is characterised by similar semi-detached and detached dwellings of comparable scale, design and appearance. Proposal: This application seeks permission for the proposed erection of a single storey rear extension following the demolition of the existing conservatory, conversion of the garage to habitable space with associated insertion of rooflights, changes to fenestration and extension of the existing dropped kerb. The proposed extension will be approximately 3.2 meters in depth, 3.4 meters in width and 3.5 meters in height. The proposed garage conversion will accommodate a study/playroom. 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 land 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.

The proposal comprises the conversion of the existing garage together with the erection of a single-storey rear extension. The proposed rear extension would be positioned on the footprint of the existing conservatory and associated hardstanding.

The proposed extension would remain single storey in scale and would not project above the existing ridge line of the host dwelling. The incorporation of a pitched roof design reflects the existing dwelling and would ensure a degree of visual continuity. Whilst the proposal would increase the overall built form of the dwelling, the extension would remain subordinate to the host dwelling by virtue of its scale, design and siting.

The proposal would also result in alterations to the principal elevation, comprising the insertion of two rooflights within the front roof slope and the replacement of the existing garage door with a large window as part of the garage conversion. These changes would materially alter the appearance of the frontage, particularly through the loss of the garage door. However, the replacement window would be proportionate to the scale of the elevation and would reflect the design of the existing fenestration. Furthermore, the rooflights would be set flush within the roof slope and would not appear unduly prominent within the street scene.

Given that the main part of the proposal is located to the rear of the property, the development would have very limited visibility from the public realm and would not materially alter the character or appearance of the surrounding street scene to a notable extent. Furthermore, the scale, design and massing of the extension are considered proportionate to the size of the host dwelling and would not appear as an incongruous or overly dominant addition. Given the modest size of the site, the proposed development would appear as a sympathetic and subservient addition to the host dwelling.

The plans include a dropped kerb and associated hard surfacing. Whilst this would reduce the soft landscaping to the front of the house, a section of the front garden would remain.

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: 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 extension would be located to the rear of the host dwelling and would occupy the footprint of the existing conservatory and associated hardstanding that are proposed to be removed. As such, whilst the development would introduce additional built form, it would be sited within an area of the plot that is already developed. The extension would be positioned approximately 1 meter from the boundary with No. 49 The Brackens. Whilst changes to the fenestration are proposed within the southern and western elevations, the development would remain single storey in nature. Having regard to its scale, siting and relationship with the neighbouring property, the proposal is not considered to give rise to an unacceptable sense of enclosure, loss of outlook,

loss of light or overbearing impact upon the occupiers of No. 49 The Brackens. Therefore, the proposal is considered acceptable.

Highway Access and Parking Provision: The proposed parking spaces measure 2.4m x 4.8m and therefore fall marginally below the dimensions set out within Wokingham Borough Council's adopted parking standards. Whilst this shortfall is acknowledged, the case officer attended the site and observed that two vehicles could be accommodated satisfactorily within the existing driveway arrangement and there are no parking restrictions along the road.

Whilst not a requirement to make the development acceptable, the plans also indicate the extension of the existing dropped kerb and hard surfacing. The development is acceptable without this additional parking space and any alteration to a dropped kerb would require separate consent from the Council's Traffic Management Team.

The existing parking is acceptable.

Ecology: The application site is situated in an area suitable for bat roosts. The proposed development is for a single storey rear extension and garage conversion. Whilst the existing conservatory is set to be demolished, the proposed works do not encroach the main roof, as such no comments from the Council's Ecologist have been raised.

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:	12 October 2026

Earliest date for decision:	16 September 2026
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	13.10.2026