

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260300
Site Address:	2 Westbury Close, Crowthorne, Wokingham, RG45 6NL
Expiry Date:	3 April 2026
Site Visit Date:	2 March 2026
Proposal: Householder application for proposed erection of detached garage extension and single story front extension with associated changes to fenestration.	

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 CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- N/A

CONSULTATION RESPONSES

Internal
N/A
External
N/A

REPRESENTATIONS

Parish/Town Council	No objections
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a large, detached property, located in a residential cul-de-sac on Westbury Close within the major development of Pinewood (Crowthorne).

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, within the major development of Pinewood (Crowthorne) and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy.

Character of the Area:

CP1 of the Core Strategy requires the proposed erection of detached garage extension and single-story front extension with associated changes to fenestration to maintain or enhance the high quality of the environment.

CP3 of the Core Strategy requires the erection of detached garage extension and single-story front extension with associated changes to fenestration to be of an appropriate scale, mass, built form, height, materials and character to the area together with a high quality of design.

The single storey front extension will be erected under the existing roof and project c.1.7m of the existing wall and measure c.2.31m in width and c.2.29m in height. The proposed single-storey front extension would act as an infill to the existing front wall of the building. The proposed extension would comply with the Borough Design Guide as the building is set back c.7.23m from the street frontage and the extension would only project c.1.7m of the main wall, not exceeding the existing front building line. Given its proportionate scale and unimposing design, it is deemed that the front extension would have an acceptable impact on the appearance of the dwelling and wider area.

The proposed garage extension consists of enlarging the current existing garage, with the width measuring at c.3.3m, height c.2.43m and length c.7.14m. The proposed extension keeps the same shape and height of the existing garage, slightly extending the width and length. Similarly, given its proportionate scale and unimposing design, it is deemed that the garage extension would have an acceptable impact on the appearance of the dwelling and wider area.

The changes in fenestration include moving the entrance door from the side of the property to the front, this has an acceptable impact on the neighbouring amenities and appearance of the dwelling and wider area.

The proposed single-storey front extension and garage extension are subservient to the existing built form as the materials used to construct the front and garage extension will be made to match the rest of the main dwelling. These are identified on the application form to consist of brick walls and flat roof.

Neighbouring Amenity:

Policy CP3 says the proposed erection of detached garage extension and single-story front extension with associated changes to fenestration should not have any detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking:

The existing detached garage is located c.4.67m from no.6 Westbury Close, the proposed garage extension does not increase the height and therefore does not introduce any opportunity for overlooking.

The single storey front extension is located at the front of the property and under the existing roof therefore there is no opportunity for overlooking.

Loss of Light:

The existing detached garage is located c.4.67m from no.6 Westbury Close, the proposed garage extension does not increase the height and therefore does not introduce any opportunity for loss of light.

The single storey front extension is located at the front of the property and under the existing roof therefore there are no loss of light concerns.

Overbearing:

The existing detached garage is located c.4.67m from no.6 Westbury Close, and the garage extension would extend away from this neighbouring property. Therefore, there are no anticipated overbearing impacts.

The single storey front extension is located at the front of the property and under the existing roof and is subservient to the existing form, therefore there are no overbearing concerns.

Amenity Space:

R16 of the Borough Design Guide states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, providing the space is usable". There will be sufficient space remaining with c.24.22m in depth and c.12.7m in width.

Highway Access and Parking Provision:

The development would not result in any additional habitable rooms and the existing parking provision for the site is unaffected by the proposals. Therefore, there are no concerns on these grounds.

Conclusion:

In conclusion, the proposed erection of detached garage extension and single-story front extension with associated changes to fenestration would not detrimentally harm the character and appearance of the area, would not significantly harm neighbouring amenity nor highway safety. It is compliant with CP1 and CP3 of the Core Strategy as well as the provisions of the Borough Design Guide. Accordingly, it 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:	Approval
Date:	1 April 2026
Earliest date for decision:	1 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	1 April 2026