

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260793
Site Address:	2 The Paddock, Crowthorne, Wokingham, RG45 6HS
Expiry Date:	3 July 2026
Site Visit Date:	22 June 2026
Proposal: Householder application for the proposed erection of a single storey rear extension, followed by partial garage conversion to accommodate a garden room.	

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 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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage 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 FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage 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
203028	Application for a certificate of lawfulness for the proposed insertion of a new window to first floor side elevation of existing dwelling.	Approved 10th December 2020

CONSULTATION RESPONSES

Internal

WBC Drainage- No objection subject to condition(s)
 WBC Highways- No objection
 WBC Digital Solutions Scanning- No comments received
 WBC Landscape and Trees- No objection subject to condition(s)
 WBC CIL- No comments received

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: This application site relates to a link-detached, two-storey dwelling with associated parking and landscaping. The property is surrounded by dwellings of a similar architectural style and design to the south, whilst to the north the character and appearance of development is more varied.

Planning History: This site has had previous planning history. Application 203028 for a Certificate of Lawfulness for the proposed insertion of a new window to first floor side elevation of the existing dwelling was approved on 10th December 2020.

Proposal: This application seeks permission for the proposed erection of a single storey rear extension, followed by partial garage conversion to accommodate a garden room. The proposed rear extension will approximately be 3 meters in depth, 10 meters in width and 4 meters in height.

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.

R23 of the Borough Design Guide (BDG) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The proposed single-storey rear extension would provide a new living room along with a partial garage conversion that will accommodate a garden room. The application site is modest in size, and the proposed development appears a sympathetic and subservient addition to the host dwelling. The proposed extension will be set down from the ridgeline of the host dwelling and will incorporate a pitched roof design.

R15 and R16 of the Borough Design Guide (BDG) states that housing must provide easy access to some form of amenity space and provide reasonable levels of visual privacy.

Whilst the proposed rear extension extends to the boundary line, it follows the established building line, resulting in a cohesive and uniform appearance. Furthermore, as no windows are proposed on the east and west elevations, the development would not give rise to any concerns in respect of overlooking.

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 proposed rear extension is single storey and modest in scale. As noted above, whilst it extends to the boundary line, no windows are proposed on the east and west elevations, thereby avoiding any overlooking concerns. Furthermore, within the established street scene, the majority of dwellings feature rear projections, which do not give rise to adverse impacts on neighbouring amenity.

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: There are three parking spaces (illustrated in drawing ref: PAD-P100- P1) which meets the minimum requirements. The garage is proposed to be partially converted to accommodate a garden room. This will reduce the size of the garage from approximately 7.6m x 3m to 5.5m x 3m, which is not large enough to count towards parking provision. However, sufficient spaces are already provided on the driveway so therefore parking provision is acceptable and no objections from the Council's Highway's Officer have been raised.

Flooding and Drainage: The Council's Flooding and Drainage Officer has reviewed this application. Whilst the site is situated in Flood Zone 1 and the impermeable footprint increases, the Officer raises no objection to the proposal as represented by the block plan drawing PAD-P001-P1 dated March 2026.

Landscape and Trees: The Site is located within area TPO TPO-0786-1996, which protects the tree following species Scots Pine, Oak, Birch, Rowan, Beech, and Eucalyptus. The Arboricultural Impact Assessment with Arboricultural Method Statement and Tree Protection Plan should be adhered to ensure that the root protection areas, stems and crowns of the trees are not compromised during development. Furthermore, all vehicles and storage of materials will need to be restricted to the existing drive and/or in an area of the garden protected with temporary fencing. As such, the Council's Landscape and Tree Officer raise no objection.

Ecology: This application site is situated within an area suitable for bat roosts. As the proposal is for a single storey rear extension along with a garage conversion, the proposed works do not encroach the main roof, no objection from Ecology 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:	Yes
Recommendation:	Approve
Date:	24 June 2026
Earliest date for decision:	10 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	26.06.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant