

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252996
Site Address:	1 Aldworth Gardens, Crowthorne, Wokingham, RG45 6PQ
Expiry Date:	1 April 2026
Site Visit Date:	31 March 2026
Proposal: Householder application for the proposed erection of a part single part two storey side and front extension along with changes to fenestration including roof lights following demolition of existing single storey rear and single storey front extensions.	

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
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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
101928	Proposed erection of fence to the side of the property (extension to existing fence).	Approved 3 rd December 2010

CONSULTATION RESPONSES

Internal
WBC Highways- No objection WBC Digital Solutions Scanning- No comments received WBC Landscape and Trees- Objection

WBC CIL-No comments received
External
None consulted

REPRESENTATIONS	
Parish/Town Council	Wokingham Without Parish Council are concerned about the potential overlooking aspect of the extension to the neighbouring property No 2 Aldworth Gardens.
Ward Member(s)	No comments received
Neighbours	2 representations as follows; - <i>Having reviewed the application, we are not entirely clear whether any of the proposed windows might overlook our garden, as this is difficult to determine from the plans. We would kindly ask to avoid overlooking and that our privacy is taken into consideration in relation to any new windows.</i> - <i>We note that the applicant has submitted revised block plans with an extended consultation period until 24th March 2026. From the original application we can see that two of the existing parking spaces have been replaced by the proposed extension. The revised plans now show the removal of approximately half of the front garden and replacing this with additional parking. We were nervous about the earlier designs bringing the footprint forward and narrowing the wide, expansive appearance to the close, but under consideration, we reconciled ourselves with the change. However, this latest amendment feels like it will further alter the balance where all four houses have roughly the same size gardens, and therefore we would like this to be further taken into account by the experts when considering this application. It feels that this proposed alteration to the earlier plans submitted will not be in keeping or respect the existing character and appearance of Aldworth Gardens and would unbalance the appearance of the close</i>

APPRAISAL
Site Description: This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Crowthorne. The dwelling is located within a residential cul-de-sac and characterised by dwellings of similar architectural style.

Proposal: This application seeks permission for the proposed erection of a part single part two storey side and front extension along with changes to fenestration including roof lights following demolition of existing single storey rear and single storey front extensions.

The proposal includes a single-storey front extension measuring approximately 9.6 metres in width, 9 metres in depth (measured to the new entrance hall), and 3.4 metres to the eaves. At ground-floor level, this extension would provide a snug, a new entrance hallway, a WC and a study.

In addition, a two-storey front and side extension is proposed, measuring approximately 9.5 metres in width, 22.6 metres in depth and 7 metres in height. At ground-floor level, this extension would accommodate a kitchen and utility room to the rear, along with a garage. At first-floor level, the extension would facilitate two additional bedrooms, one served by an en-suite bathroom.

Planning History: This application site has had previous applications submitted. Application 101928 submitted in October 2010 for the proposed erection of fence to the side of the property (extension to existing fence) was approved in December 2010.

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 should be 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. R23 of the Borough Design Guide SPD states that extensions should respond positively to the original building; contribute positively to the local character; and relate well to neighbouring properties.

The National Planning Policy Framework (NPPF) and the National Design Code places significant emphasis on the planning system securing good design. NPPF paragraph 131 states that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development”*. Paragraph 139 states that *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”*

Aldworth Gardens and the surrounding cul-de-sac comprises of dwellings of the same architectural style with varying forms. There have been various examples of single storey rear and two storey side extensions that can be seen from the public realm which don't detriment the character of the area.

R23 of the BDG (Borough Design Guide) 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 development comprises front and side extensions positioned above the existing garage and within the area of existing hardstanding. The single-storey front extension, while large in scale, is considered to sit more comfortably with the host dwelling and does not extend beyond the building line of the neighbouring property at No. 2 Aldworth Gardens.

The proposed two-storey side extension does not exceed the ridge height of the host dwelling and adopts a gable-end design that reflects the front extension. This consistency in design integrates the two elements of the proposal and results in a cohesive and uniform appearance.

Whilst the side extension would be within 1m of the boundary the development would maintain spatial separation at 2 storey level with the neighbouring dwelling.

One neighbour representation raises concern regarding the front extension and the removal of approximately half of the front garden and replacing this with additional parking and how this will impact the character of the area. The concerns have been addressed below.

The proposed alterations to the front elevation include a single-storey front extension and revised fenestration, incorporating five rooflights and a gable-end design. The front extension would be positioned on the existing hardstanding which is large in scale. The overall design introduces a balanced and coherent frontage that responds positively to the scale and form of the host dwelling. The gable-end design and fenestration add visual interest, while maintaining a clear relationship with the surrounding built form.

As a result, the proposal would relate satisfactorily within the street scene and although the appearance would detract slightly from the simple, cohesive form and design from the surrounding dwellings, the proposal does not completely disregard the existing character and design because it will utilise matching materials to the host dwelling which will provide a uniform appearance as aforementioned. The development is therefore considered to accord with the objectives of the Wokingham Borough Design Guide and the design principles of the NPPF, which seek to secure high-quality design that responds positively to local character and context.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within 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 development involves the construction of a two-storey side extension above the existing garage, positioned close to the shared boundary with No. 2 Aldworth Gardens. While the Borough Design Guide advises that a minimum separation distance of 1 metre should be maintained between a flank wall and the boundary, the proposed distance of approximately 0.90 metres represents only a marginal shortfall from this guideline.

Given the relationship with the neighbouring property and the development being positioned marginally away from the single storey garage, the relationship with the neighbouring property is considered acceptable and would not result in an overly cramped form of development. The proposal is therefore considered to respond positively

And remains broadly consistent with the objectives of the Borough Design Guide, which seek to secure well-designed and proportionate extensions.

One neighbour representation raises concerns in relation to potential overlooking arising from the proposed changes to fenestration. In this regard, the proposed two-storey side extension would incorporate 1 No window to the side elevation and bi-folding doors at ground-floor level. Given their ground-floor position, orientation towards a flank wall, and the presence of existing boundary treatments, these openings would not result in any unacceptable overlooking, overbearing impact or loss of light to neighbouring properties.

At first-floor level, the proposal would include 1 No window to the front, side and rear elevations. The window to the side elevation would be secured by condition to be obscurely glazed, thereby preventing any direct overlooking and ensuring that the proposal would not adversely detriment to neighbouring residential amenity in terms of overlooking, loss of light and overbearing.

Highway Access and Parking Provision: The Council's Highway Officer has reviewed this application, and a total of four parking spaces are proposed within the block plan which meets the council's parking standards. Moreover, as Aldworth Gardens is not public highway and the proposed parking will not obstruct the private shared drive, the Highways Officer has no objection to the proposal.

Landscape and Trees: The Council's Tree and Landscape Officer has reviewed this application and objected to the proposal for the following reason;

"The changes to the number of parking spaces and changes to landscaping in the front driveway. The Officer has reviewed Existing & Proposed Block Plan drawing (Ref: Making Plans Architecture, #J3862-02 rev C, Aug 2024) which shows two additional parking spaces. Part of an existing hedge (or all, as shown in the drawing) and half of the existing lawn would need to be removed to accommodate the parking spaces. Whilst there is a precedent for larger driveway areas in the properties opposite the Site, this may be due to the size of those dwellings. Adding more parking will erode the character of the close".

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:	31 March 2026
Earliest date for decision:	24 March 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	01.04.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant