

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261934
Site Address:	40 Linkway, Crowthorne, Wokingham, RG45 6ES
Expiry Date:	12 October 2026
Site Visit Date:	28 September 2026
Proposal: Householder application for the proposed extension to garage forming additional parking bay, increase driveway by 1no. parking spaces, garage roof alteration from flat to mansard and alteration of roofline adjacent to garage.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location – Pinewood (Crowthorne)
Thames Basin Heath Special Protection Area
Bat Roost Suitability Habitat
Tree Protection Order – TPO-0784-1996

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
211129	Householder application for the proposed erection of a part single part two storey front extension with the insertion of 2 no. dormers, the extension of existing rear dormer, plus changes to fenestration.	Approved 11/05/21
091746	Proposed erection of front fence and gates (retrospective).	Approved 29/05/09
091106	Application for submission of details to comply	Approved

	with the following conditions of planning consent F/2009/0430 2. Landscaping scheme	16/09/09
092303	Application for a certificate of lawfulness for the replacement of existing window with doors, and to erect a dormer extension to existing rear elevation.	Approved 22/05/09
051401	Proposed single storey rear extension to dwelling to form conservatory.	Approved 05/05/05

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection subject to condition
WBC Ecology – No objection subject to condition

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection raised.
Ward Member(s)	No comments received.
Neighbours	One comment received in support: The neighbour opposite fully supports the proposal. They consider that the owners have improved the property and that the garage extension and revised roofline would create a more coherent and attractive frontage. They also consider the proposal's scale and position consistent with the surrounding area.

APPRAISAL

Site Description: The application site relates to a detached dwelling located on a prominent corner plot at the junction of Linkway and Edgcumbe Park Drive within the settlement of Crowthorne. The dwelling benefits from an existing double garage and associated driveway hardstanding to the front and side of the property.

Principle of Development: The national decision-making policies within the August 2026 NPPF took effect on 17 August 2026. The relevant national decision-making policies have been considered alongside the development plan, with the weight afforded to existing development plan policies reflecting their consistency with the Framework. The application has been determined in accordance with the development plan unless material considerations indicate otherwise. No material consideration has been identified that justifies departing from the relevant development plan policies in this case. WBC Policies CP1, CP3 and CC07 remain consistent with the relevant national decision-making policies insofar as they require high-quality design, protection of amenity and appropriate parking provision, and they

are afforded full weight in this assessment.

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.

Proposal: Pre-application advice was sought by the applicant prior to this application. The proposal is for an extension to the garage to create an additional parking bay, increase driveway by 1no. parking space, garage roof alteration from flat to mansard and alteration of roofline adjacent to garage.

The garage extension would facilitate a third garage parking space. The separation distance with the north boundary would be approximately 3.5m and with the east boundary approximately 16m. There would be 1 no. single and 1 no. double up and over garage door to the west elevation of the enlarged garage; and an entrance door and up and over garage door at the rear.

The garage extension would measure 2.3m to the top of the eaves and 3.3m to the top of the mansard roof. The east and west (side) elevations would measure 3.2m in width, and the front elevation would measure 5.6m in width. The proposed mansard roof would extend across the existing garage roof, and the total length of the proposed ridge would be approximately 7.3m.

Character of the Area: Core strategy policy CP1 states *“planning permission will be granted for development proposals that ‘maintain or enhance the high quality of the environment’.*

CP3 states planning permission will be granted if development is *“of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design’ and contributes ‘to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping”.*

The surrounding area is characterised by detached dwellings set within spacious plots with open landscaped frontages contributing to the verdant suburban character of the area. The site is located within an area covered by Tree Preservation Order TPO-0784-1996. The dwelling is located on a spacious plot characterised by substantial separation distances from neighbouring properties in a verdant setting.

The Borough Design Guide Supplementary Planning Document (SPD) provides guidance in respect of garage siting and design, stating that garages should not be sited within front gardens or project forward of the principal elevation of a dwelling, and should remain visually subordinate to the host property. However, the existing garage already projects beyond the front building line and forms an established feature within the street scene. The proposed third garage bay would extend the existing structure by approx. 3.20m in width and the proposed mansard roof style

would result in a subservient feature which remains incidental to the host dwelling, with the addition respecting the existing character of the host dwelling. The submitted plans indicate that the garage would continue to be set approximately 3.5m back from the highway and would occupy only a small proportion of the generous frontage available at the site. The proposed extension would not significantly alter this relationship, and a substantial area of greenery would be retained between the enlarged garage and the highway (3.5m). Consequently, the spacious and open character that typifies Linkway and Edgcumbe Park Drive would be preserved.

Furthermore, given the modest scale of the extension, its single-storey form and its integration with the existing garage, the development would not appear as an unduly prominent or dominant feature within public views. Whilst the garage would be wider, it would continue to appear subservient to the host dwelling.

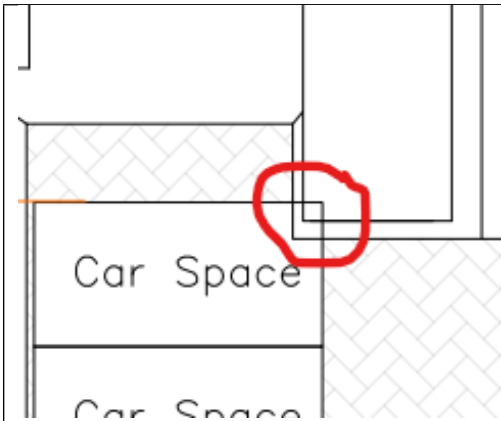
In conclusion, the proposal would depart from the general siting guidance in the Borough Design Guide SPD because the enlarged garage would remain forward of the dwelling's principal elevation. Moderate weight is afforded to that departure. However, the existing forward-projecting garage, the extension's subordinate height and scale, its setback from the highway and the retained landscaped frontage demonstrate that the departure would not result in material harm to the character or appearance of the street scene.

Neighbouring Amenity: The garage extension would remain single storey and would be separated from the nearest neighbouring boundary at no. 43 Linkway by approximately 23m. No new elevated habitable-room windows are proposed. Having regard to its height, orientation, separation and relationship with adjoining dwellings, the proposal would not result in material overlooking, loss of light or an overbearing effect. The development therefore accords with Policy CP3 in respect of neighbouring amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *"In line with WBC Parking Standards, car parking spaces are to be determined based on the number of habitable rooms. The proposed development will not result in an increase in habitable rooms but will result in one additional garage and driveway parking space."*

To be considered suitable as parking for cars, garages need to measure 6.0 x 3.0m. As the existing and proposed garages do not fully meet the council's requirements for car parking, they would not count towards any parking provision and would be treated as storage only in any future planning application. Should the garage be utilised as habitable room(s) in the future, this would be subject to an additional application and separate advice would be given.

The current submitted plans show the existing and proposed car parking spaces as measuring 2.5m x 5.0m, which are acceptable in principle. However, as an existing parking space overrun the building footprint, the applicant is recommended to shift the three parking spaces at least 0.65m north to ensure all proposed parking spaces are accessible.



Cycle parking can be provided in the proposed garage, which is acceptable in principle.”

Officer comment: The Council’s adopted parking standards (Appendix 2 of the MDD Local Plan) require at least three parking spaces for a dwelling with four or more bedrooms. As the proposal would not increase the number of habitable rooms, this requirement remains unchanged. Three garage spaces and two independently accessible driveway spaces are shown on the site plan. A revised plan showing three driveway spaces clear of the building footprint is therefore unnecessary. The proposal would provide adequate parking without harming highway safety, in accordance with Policy CC07.

Landscape and Trees: Subject to the condition below, the Tree and Landscape Officer has no objection to the development and the proposed landscaping illustrated in drawing, Landscape Plan – Existing and Proposed. (Ref: No author, 01 – For Issue, 13/08/2026). The proposed landscaping is proportionate with the proposal, appropriate for the suburban setting, and responds to previous comments from the Officer.

Recommended Condition:

Retention of trees and shrubs

The existing trees, shrubs and hedges shown as retained, and the proposed planting shown on the approved Landscape Plan – Existing and Proposed, drawing 01, dated 13 August 2026, shall be retained and implemented in accordance with that plan. All new planting shall be carried out during the first planting season following substantial completion of the development. Any retained or newly planted tree, shrub or hedge that is removed, uprooted, destroyed, dies or becomes seriously damaged or defective within five years of completion of the development shall be replaced during the next available planting season with a plant of the same species and an appropriate size, unless an alternative has first been approved in writing by the local planning authority.

Reason: To safeguard the landscaped character of the site and the amenity contribution of retained and proposed vegetation, in accordance with Core Strategy Policy CP3 and MDD Policy CC03.

Ecology: The Ecology Officer raises no objection subject to condition and has commented: *“The site is well treed, within 120m of four known bat roosts, and*

adjacent to areas identified by WBC as supporting suitable bat roost habitat. No bat survey has been submitted in support of the application and the potential to disturb or destroy bat roosts or injure bats, particularly in the mansard roof hanging tiles has not been assessed. Any potential bat roosting features underneath the hanging tiles would be lost in demolition or alteration of the mansard roof. I therefore request Informative I17 is included in the decision notice, and the owner and their contractors are made aware of the potential to disturb, injure or kill bats destroy bat roosts.

Garden birds and many species including bats and invertebrates that are active species at night are sensitive to light pollution. Increase or introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. The existing uplights and high-level floodlights on the property are likely to cause light pollution and negative impact amenity and wildlife. In line with local policy, ILP best practice and the NPPF I request an external lighting condition is included in the decision notice or a lighting scheme is submitted and approved by the LPA before determination or commencement of development.

Recommended Condition:

No new external lighting shall be installed on the extended garage or within its immediate surroundings unless details of its position, design, luminance, direction, hours of operation and measures to avoid illumination of retained trees, hedges and potential bat habitat have first been submitted to and approved in writing by the local planning authority. Any lighting shall thereafter be installed and operated only in accordance with the approved details.

Reason: To avoid illumination of potential bat habitat and retained boundary vegetation and thereby minimise disturbance to protected and priority species, in accordance with Core Strategy Policies CP3 and CP7 and MDD Policies CC03 and TB23.

Requested Informative: *Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.*

Officer comment: *The proposed works would not involve the removal or alteration of any existing feature to the main roof capable of supporting roosting bats. On that basis, and having regard to the Ecology Officer's advice, the likelihood of harm to bats is considered sufficiently low that a survey is not required before determination. Informative I17 is nevertheless included as a precaution.*

Thames Basin Heath Special Protection Area: *The proposal comprises alterations and extensions to an existing dwelling and would not create any additional residential accommodation or increase the number of dwellings. It would therefore result in no additional recreational pressure on the Thames Basin Heaths SPA and no likely significant effect would arise. No avoidance or mitigation contribution is required.*

Planning Balance and Conclusion: The proposal is acceptable in principle within the settlement. Although the enlarged garage would remain forward of the principal elevation and would therefore depart from the general siting guidance in the Borough Design Guide SPD, the existing garage already occupies this position, and the proposed extension would remain subordinate to the host dwelling. Its limited height, highway setback and retained landscaped frontage would prevent material harm to the character or appearance of the area. Subject to the recommended conditions, the proposal would not adversely affect neighbouring amenity, highway safety, parking provision, retained vegetation, protected species or the Thames Basin Heaths SPA. The proposal therefore accords with the development plan when read as a whole, and no material considerations indicate that permission should be withheld.

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:	Yes
Recommendation:	Approve
Date:	8 October 2026
Earliest date for decision:	9 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	09/10/26