

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260878
Site Address:	45 Larkwood Drive, Crowthorne, Wokingham, RG45 6RH
Expiry Date:	16 June 2026
Site Visit Date:	20 May 2026
Proposal: Householder application for the proposed erection of first floor rear and side extension.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Crowthorne Village Design Statement

PLANNING HISTORY

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

CONSULTATION RESPONSES

Internal

No comments received

External

No comments received

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to a detached two-storey dwelling positioned on the western side of Larkwood Drive within an established residential area characterised predominantly by detached dwellings set within spacious plots. The application site benefits from a long rear garden and an existing driveway and integral garage providing off-street parking.

Proposal Description

Planning permission is sought for the erection of a first floor rear and side extension.

The proposed development would be constructed above the existing single-storey side and rear element of the dwelling, creating additional first floor accommodation. The proposal would not extend the ground floor footprint of the property.

The extension would incorporate a pitched roof form and matching external materials to reflect the appearance of the host dwelling. Alterations to the front and rear fenestration are also proposed in association with the new accommodation.

No changes are proposed to the existing access arrangements, parking provision or rear garden area.

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:

The surrounding area is residential in character and is defined by detached dwellings of similar scale. Whilst properties share a consistent suburban form, there is variation in architectural detailing, roof forms and extensions, reflecting the incremental development of the area over time.

The proposed first floor side and rear extension would remain subordinate to the host dwelling and would utilise a pitched roof form and external materials that match the existing dwelling. The front gable feature would read as a continuation of the existing built form and would integrate with the appearance of the dwelling. Furthermore, the extension would be set down from the dwelling's main ridge line and would also be set back from the building line, limiting its visual prominence.

It is acknowledged that the first floor extension would sit flush against the boundary with no.43 Larkswood Drive. Despite this, there are no terracing effect concerns due to the design and offset of the neighbouring dwelling from the shared boundary.

Whilst the proposal would increase the overall built form at first floor level, it would remain proportionate to the scale of the host dwelling. Given the spacious plot and the varied built form visible along Larkswood Drive, the proposal is considered to represent an appropriate addition which would preserve the character and appearance of both the host property and surrounding street scene.

Neighbouring Amenity:

Overlooking

The proposal would introduce additional first floor accommodation; however, no new side-facing windows are proposed as part of the development. Outlook from the new accommodation would be directed towards the front and rear of the site, consistent with the existing arrangement.

Whilst the proposed side extension would be constructed up to the shared boundary, a separation distance of c.2.7m would be retained between the proposed flank elevation and the flank elevation of No. 43 Larkswood Drive. Side-facing windows are present within the neighbouring flank elevation; however, these are obscure glazed and serve a bathroom and hallway rather than habitable rooms. Given the absence of proposed side-facing openings, the retained separation distance and the nature of the neighbouring windows, the proposal would not result in harmful overlooking or loss of privacy.

Accordingly, the proposal is not considered to give rise to unacceptable impacts upon neighbouring residential amenity in respect of overlooking.

Loss of Light and Overbearing

The extension would be positioned above the existing single-storey side and rear elements and would not increase the building footprint at ground floor level. There are no anticipated loss of light impacts onto no.43 due to the path of the sun (no.43 is directly south of no.45) and the separation distance between the extension and the boundary with no.47 (approx.5.2 metres) avoids any loss of light and overbearing concerns in this regard too.

In terms of an overbearing impact onto no.43, the 2.7 metre separation distance between the extension and the nearest neighbouring fenestration (which is all related to non-habitable rooms) adequately overcomes any adverse overbearing concerns.

Highway Access and Parking Provision:

The proposal would not alter the existing access arrangements from Larkswood Drive.

Off-street parking provision to the front of the property would remain available and the proposal is not considered likely to generate a level of additional parking demand that would warrant refusal. Additionally, the integral garage would remain.

The development would therefore not result in an unacceptable impact upon highway safety or parking provision.

Amenity Space:

The proposal is limited to first floor development and would not reduce the amount of existing private amenity space available to the property. A substantial rear garden would remain and is acceptable.

Conclusion:

The proposed first floor side and rear extension is considered to be sympathetic to the scale and appearance of the host dwelling and would preserve the character and appearance of the surrounding area. The development would not result in unacceptable impacts upon neighbouring residential amenity, highway safety, parking provision or private amenity space.

The proposal is therefore considered to comply with Policy CP3 of the Core Strategy and relevant guidance within the Borough Design Guide.

Accordingly, the application is recommended for approval, subject to appropriate planning conditions.

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:	29 May 2026

Earliest date for decision:	13 May 2026
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	10 June 2026