

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252517
Site Address:	30 Dukes Wood, Crowthorne, Wokingham, RG45 6NF
Expiry Date:	12 January 2026
Site Visit Date:	3 December 2025
Proposal: Householder application for the proposed erection of a single storey rear extension following part demolition of existing ground floor and erection of first floor 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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
061455	Proposed conversion of part of double garage to form playroom to existing dwelling.	Approved: August 2006

CONSULTATION RESPONSES

Internal

WBC CIL – No comments

External

None

REPRESENTATIONS

Wokingham Without Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site is located within a residential setting of Crowthorne. The surrounding area is characterised by detached properties set in discernible groupings which are distinguished by repeated house types.

This application seeks planning permission for the erection of a first-floor side extension and single storey rear extension.

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 proposed first floor side extension would be set back from the existing front elevation and noticeably set down from the main ridge, creating a clear sense of subservience, an important consideration given the relatively prominent position of the enlargement. This subordinate relationship is further reinforced through the use of matching materials and fenestration. Overall, the extension exhibits well-balanced proportions and complies with the Borough Design Guide, leading to the conclusion that, from a visual aspect, it would have an acceptable impact on both the character of the property.

Notwithstanding the above, a further consideration is the reduction in spacing between the application property and No.32. Maintaining gaps between buildings is essential to preserve the openness of the street scene and prevent a terracing effect. This is particularly important here, given the uniform style of dwellings in the area, where adjoining garages are positioned to the side and there is little built form above. The absence of first-floor extensions among neighbouring properties means the proposal would introduce a feature that is somewhat out of keeping with the prevailing character. However, the design mitigates this impact by setting the extension in from the boundary and incorporating a roof that slopes away from it. These measures ensure that the separation at first-floor level remains sufficient to retain the spacious character of the street scene.

The proposed works to the rear of the property involve the remodelling and enlargement of the existing ground-floor extension. These alterations would enhance the appearance of the rear elevation by replacing the current discordant flat-roofed structure with a more cohesive and visually appealing design.

In conclusion, the development is considered to have an acceptable visual impact on the host dwelling and the wider area. Accordingly, the proposal complies with Core Strategy Policies CP1 and CP3.

Neighbouring Amenity:

Overlooking: The first-floor extension does not contain any side facing windows, nor create any additional outlook that would materially differ from existing fenestration. A rear window is proposed which would have a similar outlook to the existing bedroom and the front window looks onto the street. As such, there are no overlooking concerns.

Loss of Light & Overbearing: Despite the increase in mass proposed to the side of the property, the first-floor extension would be contained within the built envelope of the existing dwelling and would not significantly encroach beyond the rear elevation of No.32. As such, the enlargement would not cause an unacceptable loss of light or overbearing impact to the neighbouring site. With regard to the rear extension, the increase in scale compared to the existing structure is minimal, such that the added impact to the adjacent residents would be null.

Conclusion: For all the above, the proposal is acceptable and the application 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:	Approve
Date:	5 January 2026
Earliest date for decision:	19 November 2025

Recommendation agreed by: (Authorised Officer)	
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Date:	5 January 2026
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PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Crowthorne*