

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260253
Site Address:	14 Dove Close, Crowthorne, Wokingham, RG45 6HF
Expiry Date:	3 April 2026
Site Visit Date:	23 February 2026
Proposal: Householder application for the proposed erection of a single-storey rear extension and the formation of a front porch canopy, with associated external alterations.	

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 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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached dwelling located on the northern side of Dove Close, Crowthorne. The dwelling is part of a housing development constructed circa 2018. Properties are similar in design and appearance but there is variation in material palette and form to the properties.

Proposal:

This application seeks approval for the erection of a single-storey rear extension with a flat roof form and roof lantern.

Proposed materials include brickwork to match the host dwelling.

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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Character of the Area:

The proposed single-storey extension would be located to the rear of the existing lounge and to the side of the existing kitchen and would protrude approximately 1.36m from the rear building line of the host dwelling.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The extension would be modest in scale and proportionate to the size of the host dwelling. The proposed materials include brickwork to match the main house, ensuring a cohesive relationship with the host dwelling.

Due to the single-storey nature and location of the extension to the rear of the main dwelling, there would be limited views of the development from the road. Therefore, it is considered that the proposed rear extension would not be obtrusive within the public realm and would not result in any detrimental impact to the character of the host dwelling or street scene.

The proposed porch canopy would be sited centrally on the front elevation and would protrude forward approximately 1.1m. It would have a hipped roof form and would be constructed from tiles. Although the properties along Dove Close share broad characteristics, there is no uniform architectural rhythm to property frontages along the road. Neighbouring properties boast a variety of porch styles, including inset, mono-pitch, pitched and hipped roof forms. Therefore, the proposed hipped canopy would be sufficiently in-keeping with the variety of property frontages along Dove Close and would not disrupt any visual continuity nor appear incongruous.

Neighbouring Amenity:

Overlooking:

The proposed development would include one roof lantern in the flat roof of the rear extension. To the north of the host dwelling is the flank wall of no. 16 Dove Close, to the east is the flank elevation of no. 12. The proposed roof lantern would be sited more than 5m from no. 16 and more than 12m from no. 12. Due to the significant separation distances, there are no loss of privacy impacts that would be generated to neighbouring properties from the introduction of the roof lantern.

Loss of Light & Overbearing:

The BDG states that the primary consideration of rear extensions is impact upon neighbours and recommends that the depth of rear extensions should not project more than 4m where they are close to a side boundary. While the proposed extension would have a maximum protrusion of approximately 4.1m, this is considered acceptable as the longest section of the extension is stepped in from the side of the host dwelling and sited to the side of the existing detached garage. In addition, the northern side of the extension would align with the existing flank elevation of the host dwelling and would be set in more than 3m from the northern shared boundary. The southern section of the extension would be located more than 10m from the southern site boundary. Therefore, due to the single-storey nature, flat roof design and siting of the proposed extension, there are no detrimental overshadowing or overbearing impacts that would be generated to neighbouring residential amenity.

The proposed porch canopy would be a relatively minor addition to the property frontage. Due to the small scale and central position of the canopy on the front elevation, there would be no loss of light or overbearing impact generated by the erection of the canopy.

Highway Access and Parking Provision:

The proposed development would not alter the number of habitable rooms in the property. Policy CC07 and Appendix 2 of the MDD stipulates minimum off street parking standards. The submitted parking plan shows two on-site parking spaces plus the garage which is considered acceptable to serve the proposed development.

Amenity Space:

The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable. Following the construction of the proposed rear extension, a garden length of between 7.5m and 9.5m would be retained. Whilst this falls marginally below the recommended 11m, it is recognised that the site benefits from a corner plot position and therefore, benefits from a wider than average garden width in a rectangular form which would be convenient and practical for the occupiers of the host dwelling to make use of.

Landscape and Trees:

The application site is covered by a Woodland Tree Protection Order (TPO) (ref: Woodland TPO-1483-2014) which protects trees of whatever species within the area designated as 'Woodland 1'. However, there are no trees that would be impacted by the proposed development, therefore there are no concerns of any detrimental impact to any trees protected by the TPO.

Conclusion:

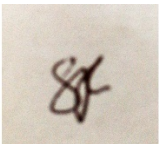
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

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:	31 March 2026
Earliest date for decision:	3 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	1.4.26

PLANNING CONSTRAINTS/STATUS

Modest Development Location

Woodland TPO-1483-2014

Trees of whatever species within the area designated as 'Woodland 1'

Wokingham Without Parish

Wokingham Without Ward