

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251342
Site Address:	48 Parkway, Crowthorne, Wokingham, RG45 6EW
Expiry Date:	12 August 2025
Site Visit Date:	16 July 2025
Proposal: Householder application for the proposed erection of a single storey front extension to form porch, single storey rear extension following demolition of existing conservatory plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Farnborough Aerodrome Consultation Zone
Tree Preservation Orders
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposal
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Crowthorne Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
250556	Application for a certificate of lawfulness for the proposed erection of a single storey front extension to form a porch and a single storey rear extension following demolition of the existing conservatory, plus changes to fenestration.	Refused 09/05/2025
002025	Proposed two storey and single storey side extensions to dwelling.	Approve 31/07/2000

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

WBC Landscape and Trees – No objection subject to a condition

External

None Consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The site relates to a two-storey detached dwelling in Crowthorne. The site is on a sylvan, maturing housing estate featuring houses of specific design styles, many of which have been sympathetically altered over the years. The immediate surrounding area is characterised by majority bungalows. The street scene is very green, with tall trees and a variety of bushes and smaller vegetation. Each dwelling is set well back from the highway separated by traditional features including driveways and front lawns.

Proposal: This application seeks permission for the erection of a single rear extension measuring approx. 6.83m in width, 4m in length and 2.75m in height following the demolition of the existing conservatory. As well as a front extension to form a porch measuring approx. 1.4m in width, 1.21m in length and 3m in height and a variety of fenestration changes.

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 site is located within a residential area, characterised by residential housing. The proposal includes a front porch, a rear single-storey extension and fenestration changes. The facing brickwork used for the developments will match the existing dwelling along with the fenestration (white UPVC to match existing). The rear extension proposes a flat roof with 2 roof lights imbedded whilst the front porch will have a tiled

skillion roof formation. The roof tiles will match the existing roof. A new landing window will be installed on the rear elevation to serve the landing.

Front Porch:

The proposed front porch will measure 1.4m in width, 1.21m in length and 3m in ridge height.

The Wokingham Borough Design Guide (BDG) gives guidance on front porches in terms of scale and design it states the following:

- *Generally, only acceptable where the building is set well back from the street frontage in a large plot or where the building is set further back from the street than the prevailing building line.*
- *Porches should generally project less than 2m forward of the building line.*

The building is set back from the street by a lawn and large driveway, approx. 10.8m. The front porch projects 1.21 meters forward from the adjacent wall however does not produce forward of the building line, due to inconsistencies in the front building line of the site, making the proposal modest and acceptable in terms of scale and design. There are very few examples of front porches within the surrounding area however this proposal is a small, modest addition to the dwelling therefore will not have significant impact on the character of the area in accordance with CP3 of the Core Strategy.

Rear Extension:

The proposed rear extension will create a sitting area. The development will measure approx. 6.83m in width, 4m in length and 2.75m in height. It will include 2 rooflights, a large side window and a set of rear bifold doors to access the garden.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. It states the following:

- *Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.*
- *Maximum eaves height and ridge height should be no more than those of the existing property.*
- *The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.*

The extension is modest in terms of scale as it projects 4m from the rear wall with an eave's height of 2.47m therefore complying with the BDG guidance. The rear extension will replace the existing conservatory, once demolished.

As the development is to the rear of the property, it will not be visible from the street, therefore, the development will have a very minimal impact on the character of the area and is acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

The development proposes one side window, a set of bifold doors on the rear and first floor landing window.

The landing window will be on the first floor rear elevation, looking onto the garden. There is a 49.35m distance between the proposed window and opposing dwelling 63 New Wokingham Road. This distance is large enough to minimise any overlooking opportunities from this window. It should also be noted that the proposed window does not serve a habitable room and is therefore acceptable.

The side window is on ground floor level on the southern side elevation. There is a 7.5m distance between the window and boundary with neighbouring property No. 46 Parkway. This distance exceeds the recommended 1m distance on the Borough Design Guide Figure 4.25, therefore this window is deemed acceptable.

The rear bifold doors will look out onto the garden as they are on ground floor level. Overall, there are no concerns of overlooking from any proposed windows.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of the neighbouring ground floor windows of No's. 46 and 50 Parkway. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

The development is single storey and modest in terms of shape and design, there are no concerns of overbearing.

Highway Access and Parking Provision:

The proposal does not cause an increase in the number of habitable rooms, therefore there is no need for an increase in parking spaces on the driveway.

Landscape and Trees:

Tree Preservation Order (TPO) 783/1996, A1, on all Scots pine, oak, birch, rowan, beech covers the plot. A tree survey was submitted by the applicant and has been reviewed by the Council's Landscape and Trees Officer. The Officer has provided comments which state the following:

'There are various trees on the site. All the trees surveyed by the tree submissions are subject of the TPO. The tree survey relates to removal of the conservatory foundations with new foundations installed. After delivery of the tree submissions the applicants stated that some of the new addition may be built on the existing conservatory foundations. This effectively changes the requirements of the tree submissions.'

The Officer has recommended a condition to ensure the protection of trees. Assuming this Condition is enacted, there would be an acceptably small percentage impact (much less than the 20% limit required) the roots of the TPO trees.

There will be little alteration to the built form and front garden, as viewed from the public highway, so no harm to the character of the area.

Overall, given the Condition, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conclusion: Subject to conditions, this application is acceptable and therefore 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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	5 August 2025
Earliest date for decision:	1 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	5 August 2025