

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261831
Site Address:	39 Corsham Way, Crowthorne, Wokingham, RG45 6NN
Expiry Date:	19 October 2026
Site Visit Date:	27 August 2026
Proposal: Householder application for the proposed erection of a single storey front porch extension, garage conversion to create habitable accommodation and erection of shed.	

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 CC03 – Green Infrastructure, Trees and Landscaping
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to conditions
WBC CIL – No comments

External

None

REPRESENTATIONS

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

APPRAISAL

Context: The application site is located at the end of a residential cul-de-sac in the settlement limits of Crowthorne. The wider setting is almost entirely residential in character. This application seeks planning permission for the conversion of the existing garage, the erection of a porch extension and the erection of a garden shed.

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 proposal involves infilling the area beneath the existing front entrance canopy to create a more purpose-built porch. Given that the canopy is already a feature of the dwelling, the enclosure of this modest area would not overly impact the character of the host property.

The garage conversion would involve the removal of the existing garage door and the installation of a window in its place, together with the addition of a further window within the projecting gable. The proposed fenestration would match the existing dwelling in terms of style and form of windows and would therefore appear in keeping with the host property.

Whilst the proposed shed would be positioned forward of the principal elevation and would be visible from public viewpoints, its very modest scale and simple design would ensure that it would not have a significant impact on the appearance of the street scene.

Overall, the proposed development would have an acceptable visual impact and would comply with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: The development would not give rise to any impact upon neighbouring amenity.

Landscape and Trees: The Tree and Landscape Officer raises no objection to the proposed porch extension and garage conversion but expresses concern regarding the siting of the proposed shed, referencing loss of existing vegetation and its relationship with nearby protected trees.

The concerns regarding the protected trees are noted, however, the proposed shed is modest, lacks intrusive foundations and most importantly, is located outside the RPA of the nearby protected trees. The combination of these factors is such that any negative impact on the proximate trees is unlikely.

It is also acknowledged that the erection of the shed would necessitate the removal of a small amount of existing vegetation within the frontage, which appears to be the greater concern from the Trees and Landscape Officer in this instance. However, having regard to the limited footprint of the structure and the substantial amount of retained planting within and around the site, it is considered that sufficient planting

would remain to preserve the established landscaped appearance of this section of the cul-de-sac.

In respect of conditions, the Local Planning Authority agrees that the mature trees identified on the submitted block plan should be retained and a condition securing their retention is considered reasonable and necessary. However, the request for a detailed Tree Protection Plan is not considered proportionate in the context of the development proposed and the status of the trees T1 and T2. Instead, it is considered sufficient to impose a condition requiring that all construction vehicles, plant, machinery, materials and site storage associated with the development are restricted to existing hardstanding areas. This would provide an appropriate level of protection whilst remaining proportionate to the scale and nature of the works proposed.

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:	13 October 2026
Earliest date for decision:	16 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	14 October 2026

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Crowthorne*
- *Tree Preservation Orders*