

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260357
Site Address:	3 Grange Avenue, Crowthorne, Wokingham, RG45 6QG
Expiry Date:	17 April 2026
Site Visit Date:	13 April 2026
Proposal: Householder application for proposed single story porch, two storey side extension, single storey rear extension with changes to fenestration and roof alterations, relocation of solar panelling and installation of external wall insulation with associated render onto existing external walls.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location – Pinewood (Crowthorne)

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 Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging NE3 – Thames Basin Heaths Special Protection Area
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
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082211	Proposed erection of single storey side extension, plus single storey part front extension.	Approve 03 April 2008
231343	Application for a certificate of lawfulness for the proposed erection of an outbuilding to be used as a home office and garden storage (part-retrospective).	Approve 31 July 2023
232123	Householder application for the proposed erection of single storey rear outbuilding (part retrospective).	Approve 07 December 2023

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

Parish/Town Council	The Parish Council are concerned about the light spill that could be disturbing to the neighbours and ask the planning officer to place a restrictive covenant on the flat roof that prevents conversion to a balcony in the future. The extension scale and mass seem overbearing in the street and the innovative design is not in keeping with the street scene. <i>Officer comment: External lighting is not shown on the submitted proposed plans. The impact of the proposal on character of the area is discussed in the main report. The Local Planning Authority does not impose covenants on land via planning decisions. Moreover, any balustrade to support use of the ground floor rear extension as a balcony would require separate planning permission. Hence, no restrictive condition is deemed necessary in this instance.</i>
Ward Member(s)	No comments received.
Neighbours	A neighbour submitted a supportive comment regarding the application, noting that the proposal is thoughtfully designed and sits well within the character of the street. They consider the scale, design, and materials to be appropriate for the area, and believe the development will enhance the property's appearance and positively contribute to the street scene. The neighbour does not anticipate any negative impact on neighbouring properties or residential amenity and observes that similar developments have occurred locally without issue. In summary, they raise no objections and are

	in favour of the scheme.
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APPRAISAL

Site Description: A detached dwelling with garage in the residential area of Pinewood. There are 2 areas of hardstanding for off street parking located forward of the principal elevation and a low hedge forms the front boundary.

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.

Proposal: The existing conservatory would be demolished, external wall insulation with associated render would be applied to the existing external walls plus changes to fenestration.

The proposed single storey front extension would form a porch, and the front wall of the garage would be brought forward. It would measure 6.4m in width, 1.4m in depth and 3.3m to the top of the flat roof. There would be a flat green roof to the garage.

The proposed two-storey side extension would facilitate reconfiguration of the ground floor rooms and provide a first-floor master bedroom and family bathroom. It would measure approximately 5m in width, 8m in depth and have a pitch roof in line with the existing main roof and measuring a maximum of 7.6m in height and project back from the original rear wall by approximately 2.6m. It would be set back 6.8m from the principal elevation and 0.7m from the side boundary. On the first floor there would be 1 no. front facing window, 1 no. window on the east facing side wall, sliding glazed doors to the south elevation providing access onto a terrace, and 1 no. window with obscure glazing on the west facing wall. The terrace would be approximately 1m in depth and have a glass railing 1m in height. On the ground floor, the west facing elevation would have 1 no. additional window and there would be sliding doors on the rear elevation.

The proposed single storey rear extension would measure a maximum of 3.5m in height and facilitate an open plan dining room, kitchen and living room. It would have a flat green roof with 6 no. solar panels and 2 no. rooflights. It would be located approximately 3.7m from the east boundary and project approximately 8.3m from the original rear wall. It would incorporate a small courtyard approximately 2.3m in depth that could be accessed from the dining room and study. There would be 2 no.

windows on the rear elevation and sliding doors facing the west boundary.

On the east elevation of the existing dwelling there would be 2 no. additional side windows on the ground floor and 1 no. additional window on the first Floor. There would be 16 no solar panels on the main roof and 6 no. panels on the west facing roof slope of the 2 storey extension.

Procedural Matters: A Revised Site Plan was received by the Council on 16th April 2026, and after the consultation date had ended. However, the revised proposed plans was a minor amendment to show 3 no. parking spaces within the red line. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene comprises detached dwellings of varying architectural styles, scales, and materials. Several properties within proximity of the application site benefit from 2 storey side extensions including no's 5, 7, 8 and 14 Grange Avenue. Furthermore, no. 15 Grange Avenue features a two-storey side extension of similar design and proportions to the proposal.

In this case, the maximum eaves height and ridge height would be in line with existing property. The first floor of the side extension would be located approximately 0.65m from the side boundary but given that it would be set back approximately 6.8m from the principal elevation, it would not cause harm to the character of the area by creating a terracing effect or disrupting the rhythm of buildings and gaps between them along the street frontages. The single storey front extension would project approximately 1.4m forward of the principal elevation and would be a maximum of 3.3m in height. It would be set back approximately 7.8m from the front boundary and would not be overly prominent when viewed from the public realm.

Therefore, the proposal would not cause significant harm to the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The separation distance of the east facing first floor window with the rear of no. 1 Hillary Drive would be approximately 30m. The rear first floor terrace would be in closer proximity than the existing bedroom windows to no.5 but it would not overlook habitable rooms. Furthermore, the west facing brick wall of the terrace would reduce overlooking and there would only be restricted oblique views into the neighbouring garden. The additional window to the ground floor would serve a WC and would not overlook a habitable room. The rear sliding doors to the kitchen and dining area would not face onto habitable rooms. On the east elevation, the 2 no.

additional side windows on the ground floor would face onto the neighbouring garage wall and the 1 no. additional window on the first Floor would be obscure glazed and serve a dressing room. Therefore, there would be no significant harm caused from loss of privacy.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. The two-storey side extension would be set forward approximately 0.5m from the rear wall of no. 5 and the windows to the side facing wall of no. 5 do not serve habitable rooms. The single storey extension would be located approximately 7m from the nearest habitable window at no. 1. Furthermore, the neighbouring gardens are south facing and will continue to receive sunlight for much of the day. Therefore, there would be no significant loss of light because of the proposal.

Overbearing: The height of the two-storey side extension would be in line with existing roof and it would be located approximately 0.65m from the side boundary which is less than 1m as recommended in the BDG. However, the gable roof design would limit its bulk and scale. The rear wall would be approximately 5m in width and extend forward of the existing rear wall by approximately 3.4m. It would be approximately 0.5m forward of the neighbouring rear wall. The single storey rear extension would extend approximately 8.2m from the original rear wall and be a maximum of 3.5m in height. Therefore, given that adjacent rear gardens vary from approximately 40m to 60m in depth, the proposal will not have an overbearing impact given that the neighbouring occupants would have adequate private amenity space.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 3 or more parking spaces are required following development for a 4 or more-bedroom dwelling.

The applicant does not propose to increase the numbers of habitable rooms. 3 no. driveway parking spaces are proposed, within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m which is acceptable.

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:	Yes
Recommendation:	Approve
Date:	16 April 2026
Earliest date for decision:	11 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	16/04/26