

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260400
Site Address:	74 Lyon Road, Crowthorne, Wokingham, RG45 6RT
Expiry Date:	13 April 2026
Site Visit Date:	23 February 2026
Proposal: Householder application for the proposed erection of a single storey rear 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 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 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 Crowthorne Village Design Statement

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

CONSULTATION RESPONSES	
Internal	
None.	

External

REPRESENTATIONS	
Parish/Town Council	No objection subject to no windows in the eastern elevation. <u>Officer comment:</u> There are no windows proposed in the eastern elevation of the extension.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL
Site Description: The application site consists of a two-storey, semi-detached property located on the northern side of Lyon Road, Crowthorne. Properties along the road are similar in age and appearance however, over time, many of the properties have undergone alterations and extensions which has resulted in a more varied street scene. Proposal: This application seeks approval for the removal of the existing conservatory and the erection of a single-storey rear extension. The extension would have a flat roof form with one roof lantern. 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 rear extension would protrude approximately 2.9m from the rear building line following the removal of the existing conservatory. CP3 of the Core Strategy (CS) 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. Page 55 of the BDG states that alterations and extensions should respond positively to the local character and should not unbalance the rhythm of the gaps between buildings. The proposed extension would replace the existing conservatory and would largely retain a comparable footprint. As such, the proposal would not result in any notable increase in built form beyond what already exists on site. The extension would

not project beyond the existing flank elevation of the host dwelling and would therefore preserve the established pattern and rhythm of development along the street.

Given its siting to the rear of the property and the single-storey scale, the extension would be largely screened from public vantage points. Consequently, there would be limited visibility of the development from the public realm. The proposal would read as a subordinate and contained addition to the host dwelling and would not appear visually intrusive or out of keeping within the wider street scene.

The proposed materials would include facing brickwork to match the main house, this is acceptable.

Overall, the development would not result in any detrimental impact on the character of the host dwelling or surrounding area and could comply with CS Policy CP3 and guidance set out in the BDG.

Note:

The applicant should note that this permission does not give any property rights to building on or to encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.

Neighbouring Amenity:

Overlooking:

The roof lantern proposed in the flat roof of the extension would be located towards the western side of the rear extension, away from the adjoining property; no. 72. This results in the closest fenestration of the adjoining property being more than 4m away. Therefore, due to the separation distance, there would be limited opportunity for any adverse loss of privacy impacts to be generated by the installation of the roof lantern.

Loss of Light & Overbearing:

Following the removal of the existing conservatory, the proposed rear extension would protrude from the rear building line by approximately 2.9m. Page 56 of the BDG states that the primary consideration of rear extensions is impact upon neighbours and recommends that 'Rear extensions should not project more than four metres from the main rear wall where they are close to a boundary'. The eastern flank wall of the extension would extend up to the eastern side boundary shared with no. 72 and would protrude a distance well within the 4m recommended maximum for rear extensions.

It is acknowledged that the eaves height of the rear extension would be marginally above the recommended 3m on page 56 of the BDG. However, the guidance within the BDG is advisory, and each proposal must be assessed on its individual merits.

In this instance, the extension would have a flat roof form, which is inherently less visually intrusive than a traditional pitched roof and results in a lower overall bulk and massing when viewed from surrounding properties. Furthermore, the proposal would largely replace the existing conservatory, which has a maximum ridge height of approximately 3.55m. As such, the resulting built form would not represent a material increase in height or visual presence when compared to the existing situation.

In conclusion, by virtue of the single-storey scale, flat roof form and modest protrusion, the proposed development would not cause any detrimental loss of privacy or overshadowing impacts to the adjoining neighbouring properties and is considered acceptable.

Highway Access and Parking Provision:

The proposed development would not increase 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 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. The garden space that would be retained following construction of the rear extension would exceed 11m in length. This is considered an acceptable size to serve the proposed development.

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:	7 April 2026
Earliest date for decision:	12 March 2026

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	7 April 2026

PLANNING CONSTRAINTS/STATUS

Modest Development Location
Wokingham Without Ward
Wokingham Without Parish