

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251479
Site Address:	36 Oatlands Road, Shinfield, Wokingham, RG2 9DN
Expiry Date:	19 August 2025
Site Visit Date:	15 July 2025
Proposal: Householder application for the proposed erection of single storey rear and front extension, changes to fenestration and garage conversion with front porch.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
08971	Lounge, porch and extension to garage	Approved 13/08/78

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Semi-detached bungalow.

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 Borough Design Guide states *“front extensions should generally be no more than 1 storey in height and should not project significantly forward of the building line”*. The front extension would only be 1 storey in height and not project forward of the building line, thus complying with the BDG. The front extension is considered to be a modest addition and would still be significantly set back from the road, therefore it would not harm the street scene. Furthermore, no.34 has a similar sized and style front extension, thus such proposal would not look out of place.

The Borough Design Guide states *“rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary”*. The single storey rear extension depth would be approx. 6.85m, which does not comply with the BDG. The host property has a very spacious garden to accommodate for such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The pitched roof front porch is modest addition which does not harm the street scene and is considered acceptable.

The use of a garage/outbuilding as ancillary the main house typically refers to the secondary function of the garage/outbuilding in relation to the primary residence.

The floor plans show the garage conversion purpose would be for an office and gym with an en-suite.

The detached garage is set back to the side of the main dwelling. Whilst the detached garage would have no physical link to the main dwelling, the floor plans for the building do not contain the facilities required for day-to-day living and of modest size thus could not be occupied as a separate dwelling. Thus, the circumstances indicate that the proposal would be used ancillary to 36 Oatlands Road. The proposed usage of the garage would not result in a material change of use or the formation of an independent residential planning unit. As stated above, the proposed use would be

purely ancillary to the main dwelling.

A condition will be implemented to ensure the garage shall not be occupied or used at any time other than ancillary to the residential dwelling located on the site.

The windows and roof tiles are to match the existing, thus in keeping with the current characteristics of the dwelling. However, render is to be used instead of brick. The street scene in the surrounding area is varied in style and design of properties as well as materials. There are examples of render including along the street scene including no.38, Posts & no.42. Therefore, the proposal does not cause an unacceptable harmful impact to the character or quality of the local area.

Neighbouring Amenity:

Overlooking: The outlook of bedroom 1 would be the same albeit 2.22m closer to the road, however such would not result in harmful overlooking.

The rear ground floor windows/openings would have the same outlook as the existing and the existing boundary fencing would be high enough to sufficiently mitigate any concerns.

The outlooks of the existing garage would be similar to that proposed outbuilding, albeit the garage door would be replaced by a door and window on the west elevation. Such outlook would look onto the street scene, with no.38 having a blank side wall of the garage. Therefore, it is considered not to result in harmful overlooking.

The en-suite window on the north side elevation of the main dwelling and the en-suite window on the south side elevation of the outbuilding will be conditioned obscured glazed.

Loss of Light: As shown on plan P1648-03, the single storey rear extension would not breach the 45-degree line and thus would not result in harmful loss of light to the rear window of no.34.

Overbearing: The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks, thus not considered to be overbearing.

Highway Access and Parking Provision: The proposal will not have a significant impact in respect of the overall number of habitable rooms. The garage is to be converted into habitable accommodation, and this will need to remain ancillary to the main dwelling. The existing level of driveway parking will be retained, which is considered acceptable to serve the development.

Environmental Health: The site is in a potentially contaminated land zone.

The land contamination report concludes no significant concerns have been identified as a result of the contaminated land searches.

Amenity Space: Only a small amount of garden space would be lost and the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	Not required
Recommendation:	Approve
Date:	18 September 2025
Earliest date for decision:	15 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18 August 2025