

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260170
Site Address:	44 Cutbush Lane, Shinfield, Wokingham, RG2 9AH
Expiry Date:	23 March 2026
Site Visit Date:	20 February 2026
Proposal: Householder application for the proposed erection of a first-floor rear extension above part of the existing ground-floor rear extension, with associated alterations to fenestration	

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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
182787	Householder application for proposed erection of two storey front and two storey rear extensions and first floor side extension to dwelling.	Approved: February 2019
162478	Application for submission of details to comply with the following condition of planning consent F/2013/1218 (12/09/2013). 4. Arboricultural Works Scheme.	DtD: October 2016
130458	Proposed erection of a two storey front, first floor side and two storey/part single storey rear extensions to dwelling.	Approved: September 2013

CONSULTATION RESPONSES

Internal
WBC CIL – No comments
External
None

REPRESENTATIONS

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

APPRAISAL

Context: The application site is located within a residential setting of Shinfield. This application seeks planning permission for the erection of a first-floor extension to the rear of the host dwelling.

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 first-floor extension can be divided into two elements; the gabled section, which would provide an enlarged bedroom, and the ensuite extension that would project to the side of the gable.

When assessing the impact on the wider setting of Cutbush Lane, the extension is noted to be subservient in scale and set back from the principal elevation of the dwelling. In combination with the existing context, namely the property's established setback from the highway and partial screening provided by a mature tree, there are no concerns regarding its impact on the character of the area.

Although the blank façade of the ensuite extension is somewhat unusual, its modest and subservient form is considered sufficient to mitigate any design concerns.

Overall, the development would have an acceptable visual impact, complying with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The development is positioned centrally within the site boundaries and is sufficiently distant from neighbouring properties. As such, there are no concerns regarding overbearing impact or loss of light.

The additional rear-facing fenestration would result only in oblique views towards neighbouring gardens and would not, therefore, introduce any direct overlooking. A first-floor side window is proposed to the enlarged bedroom, which would provide a direct outlook towards No.42. The applicant has agreed to a condition requiring this

window to be obscure-glazed, in order to mitigate any potential privacy impacts. There are no additional overlooking concerns.

Ecology: The preliminary roost assessment confirms that the property holds negligible potential for roosting bats, hence additional surveys are not required.

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:	11 March 2026
Earliest date for decision:	25 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11 March 2026

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Shinfield*
- *Bat Roost Habitats*