



DELEGATED OFFICER REPORT

Application Number:	250935
Site Address:	21 Wychelm Road, Shinfield, Wokingham, RG2 9DJ
Expiry Date:	12 June 2025
Site Visit Date:	30 April 2025
Proposal: Householder application for the proposed single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location (Shinfield)
Landscape Character Assessment Area

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 TB21 – Landscape Character
Other	Borough Design Guide Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

No relevant planning history.

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council has no comments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a detached single storey bungalow along Wychelm Road in the village of Shinfield. The street is made up of a variety of bungalows, semi-detached and detached houses. The surrounding area is varied in its house types, ages, and styles. The majority of houses on the road has small driveways and garages.

The dwelling itself is constructed out of brick with a white render at the front. The roof is tiled and there is a front canopy above the porch. There is a side detached garage and large rear garden. The dwelling also has access to a driveway which can accommodate parking for two vehicles. The site is relatively flat although there is a change in levels towards the rear of the host property where the proposed rear extension would be located. The change in levels is approximately 0.5m dropping at this point towards the rear (south) of the garden. There are no significant level changes between the host dwelling and either immediate neighbour.

Proposal:

The application is for the proposed single storey rear extension which will be used as a kitchen, dining and living area and changes to fenestration.

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.

Design and Character of the Area:

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.

Rear extension:

In the Borough Design Guide (BDG) it states that rear extensions should not project more than four metres from the main rear wall where they are close to a side boundary. In this case the rear extension measures 4 metres long and therefore meets this set criteria of the BDG.

Also, for rear extensions the BDG states that the maximum eaves and ridge height should be no more than those of the existing property. The maximum eaves height of the proposed rear extension measures 2.30 metres whilst the maximum eaves height of the existing property is 2.60 m and is therefore less than those of the existing property and meets this criterion of the BDG. The ridge height of the proposed rear extension measures 4.15 metres whilst the ridge height of the existing property is

5.60 metres and is therefore less than those of the existing property and meets this criterion of the BDG.

Another criterion from the BDG for rear extensions is that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The eaves height of the proposed single storey rear extension is 2.30 metres and is therefore less than 3 metres within 2 metres of a side boundary and therefore meets this criterion of the BDG.

In terms of materials, the proposed rear extension walls will be constructed out of bricks, and these will match the existing house. The roof will be constructed out of fibre glass materials. This will be secured via a condition.

There have been similar applications for single storey rear extensions along Wychelm Road. Properties 11,15 and 17 have had applications approved and implemented (WBC Refs. 990269, 071813 and 250499), showing other houses in the street have had similar schemes approved.

Overall, in terms of design it complies with the criteria of the Borough Design Guide in a number of respects. The proposed single storey rear extension would not have any detrimental effect on the existing street scene and the character of the area as the street has a varied mix of houses and has previously had lots of extensions and alterations approved. The proposal is deemed acceptable in terms of design and character.

Neighbouring Amenity:

Policy CP3 states that development should not have any detrimental effect on the amenities of adjoining land users. In the Borough Design Guide the primary consideration for rear extensions is its impact upon neighbours.

Overlooking:

For rear extensions, the BDG states that the side walls of extensions must not contain windows especially at first floor level, to minimise any potential impact upon the privacy of neighbours. The proposed development will include the erection of a new window on the side of the proposed rear extension (on the west elevation). However, this new window will not have far reaching views into the neighbouring properties owing to the boundary treatment in place and given the development already on the boundary with no. 23. Furthermore, there is 1.54m distance between this side window and the site boundaries.

The application will include the installation of one roof light which will not overlook any neighbours due to the window being positioned on the roof. The proposed development will also include the erection of bifold doors out into the garden, and these will replace the existing bifold doors. The doors will look out towards the rear garden and will not overlook any neighbouring properties. The existing rear window will be replaced with a larger new rear window which look out into the garden and will not cause any overlooking concerns for neighbours. There will be no changes to the front of the property.

Loss of Light:

A 45-degree horizontal line was taken from the centre of both adjoining neighbour's closest habitable rooms. This line was only breached from the adjacent neighbour at no. 19 Wychelm Road, at the corner of the window. Due to the property being southwest facing, the proposed rear extension being only slightly out of the building line and no. 19 Wychelm Road having a staggered rear elevation there will only be a minimal loss of light to the neighbour's closest ground floor window which is deemed acceptable in this case. In this instance it does not feel necessary to undertake a vertical loss of light test as the proposed rear extension measures 4 metres in depth complying with the BDG and therefore should not have a considerable impact on the neighbour at no. 19 Wychelm Road.

Overbearing:

As mentioned above, the proposed rear extension would be sited on an area where there is a relatively small (approx. 0.5m) variation in ground level. This would mean that the rear extension at its greatest height would be 2.65m above ground level towards the rear of the property, and approx. 2.36m where it adjoins the host dwelling.



PROPOSED WEST ELEVATION

Fig. 1: Extract of Proposed West Elevation indicating level changes.

The proposed single storey rear extension would extend past the rear building line of no. 19 Wychelm Road but will sit back from the building line of no. 23 Wychelm Road. As such, the primary assessment needs to be made in relation to no. 19. Owing to the extension being single storey and set off the boundary with a staggered side elevation, this will help alleviate any overbearing concerns, despite the relatively minor level changes. Furthermore, no 19 is also set off the site boundary too, so ensuring an adequate overall distance between the proposed built form.

Amenity Space:

The existing rear garden measures 24.53 metres long and the proposed rear extension will measure 4 metres in depth. Therefore, the remaining garden space will be 20.53 metres. This is sufficient amenity space and is allowed under the Council's standards.

Conclusion:

Taking all the above in consideration, the proposal is deemed acceptable in relation to national and local policy and therefore recommended for approval subject to conditions.

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 subject to conditions: 1. Time Limit 2. Approved Plans 3. Materials and Specified
Date:	30 May 2025
Earliest date for decision:	11 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30/05/25