

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243214
Site Address:	24 Westall Street, Shinfield, Wokingham, RG2 9RL
Expiry Date:	28 February 2025
Site Visit Date:	20 January 2025
Proposal: Householder application for the proposed erection of a single storey front/side extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Dev. Location (Shinfield)
Strategic Development Location – South of M4
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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document South of M4 SDL SPD Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
101507 Appeal Reference: APP/X0360/A/1 1/2151409	Outline application for a residential development of up to 1,200 dwellings.	Approved on Appeal 22 nd October 2012
161189	Reserved Matters application pursuant to Outline planning permission VAR/2014/0624 (Pursuant to O/2010/1432) for the erection of 517 dwellings including access roads, garages, parking spaces, open space and landscape	Approved 21 st July 2016

	treatment of Phase 1, Shinfield West. (Access within the site, appearance, landscaping, layout and scale to be considered).	
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CONSULTATION RESPONSES

Internal

WBC Drainage
WBC Highways

External

N/A

REPRESENTATIONS

Parish/Town Council	No objection received.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site is a three-storey semi-detached dwelling house located on a new development in the residential area of Shinfield. The property occupies a corner plot with two front facing elevations. The rear garden is enclosed on two sides by a wall approximately 2m in height and the detached garage is located at the end of the rear garden.

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 proposed erection of a single storey front/side extension to form a utility room that would measure 1.8m wide and be 3m in length. It would have a sloping roof and the maximum height from ground level would be 3.4m. The proposal would be 1.8m

forward of the front/side south facing elevation and be built in line with the existing west facing rear wall of the dwelling. Approximately 3m of the existing rear side boundary wall would be removed to accommodate the extension. The proposal would extend the residential curtilage by approximately 2.5 m² and encroach onto amenity land. The utility room would have one window and be accessed from the existing kitchen/dining area.

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. Policy R8 of the Borough Design Guide (BDG, 2012) states that buildings on corners must be designed to respond to their position in the layout. In prominent locations, they may be designed as high-quality landmark buildings which fit within the character of the area and create a focal point. Policy R13 states that open space and landscape must be considered in relation to the surrounding housing. Policy R23 states that any alteration or extension to an existing building should be well-designed, contribute positively to the local character and original building, and relate well to neighbouring properties.

The site is in the Strategic Development Location south of the M4 in Shinfield. The street scene is a mixture of recently built detached and terraced houses of a similar design. The building line varies along the east facing side of the street and properties either have a shallow open plan front garden laid to grass or driveway parking for one car. The south/ side elevation of the site faces onto a shared access road and soft landscaping laid to grass and hedgerow. A row of terraced properties is set back from the south/side elevation of the property and located beyond the rear garage in a small cul de sac. There are no other examples of side extensions forward of a front facing elevation in the street scene.

Overall, the proposal complies with Policies CP1 and CP3 of the Core Strategy and Policies R8, and R23 in the Borough Design Guide. Any visual harm from loss of amenity land will be mitigated by additional planting to soften the appearance of the building line along the south elevation. Moreover, a narrow strip of grass will be retained and the impact of loss of open space will have minimal impact on the landscape in relation to the surrounding houses. Therefore, the proposal would also be acceptable in terms of Policy R13.

Neighbouring Amenity:

The Wokingham Borough Council Design Guide (BDG) provides some guidance on neighbouring amenity. It states that the proposal should be well designed in relation to the original building, neighbouring properties and to the character of the local area.

Overlooking: The proposal would not have any windows facing directly onto neighbours so there are no concerns related to overlooking.

Loss of Light: The proposal would not face directly onto neighbouring properties and

there are no concerns related to loss of light.

Overbearing: The proposal is a single storey extension and will extend beyond the front wall of the existing dwelling by 1.8m. However, it will not face directly onto neighbouring properties and will have a negligible impact on neighbouring amenity due to the loss of approximately 2.5 m² of open amenity space.

Overall, the impact of the development on the residential amenity would be acceptable in relation to policy CP3 and CP9 of the Core Strategy.

Highway Access and Parking Provision:

The property has 6 habitable rooms, one driveway parking space and one garage parking space. The proposal will increase the numbers of habitable rooms from 6 to 7. There is no proposed change on parking provisions. According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The retainment of existing parking provisions will meet the parking requirement, which is acceptable. No negative impacts on abilities for cycle storage are expected, which is considered acceptable.

Flooding and Drainage:

The existing dwelling is within flood zone 1 but in an area that experiences medium and low risk surface water flooding. The council's Drainage Officer raises no objection to the principle of the extension, but has recommended a condition requesting drainage details given the minor scale of the development, additional drainage details are not required.

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:	Yes
Recommendation:	Approve
Date:	20 February 2025

Earliest date for decision:	28 January 2025
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.02.2025