

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251031
Site Address:	12 Oatlands Road, Shinfield, Wokingham, RG2 9DW
Expiry Date:	9 July 2025
Site Visit Date:	23 June 2025
Proposal: Householder application for the proposed erection of a front porch, alongside the enlargement of existing front dormer; with a single- storey rear/side extension, the enlargement of existing rear dormer and a hip to gable roof modification with associated internal alterations to existing loft, including altered fenestration and demolition of existing chimney.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposal – Modest Development Location – Shinfield
Bat Roost Habitat Suitability

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 CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
971016	Proposed Front Dormer Extension to Dwelling	Approve 18 th July 1997

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection
WBC Ecology – No Objection Subject to Condition

External
N/A

REPRESENTATIONS	
Parish/Town Council	No objections raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL
Site Description: The site is a detached chalet style bungalow located in the residential area of Shinfield. It has a landscaped front garden and a driveway for off street parking. The boundary treatment facing the road is a high hedge and low double metal gates with spaced rods. 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: Proposed erection of a front porch, alongside the enlargement of existing front dormer; with a single- storey rear/side extension, the enlargement of existing rear dormer and a hip to gable roof modification with associated internal alterations to existing loft, including altered fenestration and demolition of existing chimney. The main front facing roof will have a hip to gable extension and extended 4m either side of the existing pitch roof. The front extension to form a porch will be 1.4m in depth, 3m in width and 2.6m in height. The enlarged front dormer would have a window with and a small gable roof. It would measure approximately 2.6m in width, 1.5m in height and 1m in depth. The rear dormer extension will facilitate a shower room and enlargement of the rear first floor bedroom. It will have a flat roof and measure 2m in height, 6.7m in width and 3.4m in depth. The rear ground floor extension will have a part shallow sloping/part flat roof with roof lantern, a single door, a window, and bifold doors on the rear elevation to serve an open plan kitchen diner. It will measure 3m in height to the top of the sloping roof, 3.6m in depth and 13.6m in width. The infill south facing side extension will enlarge bedroom 4 and have a rooflight. It will measure 3.5m in depth and be 2.7m in height to the top of the flat roof. The existing garage will have

a part hip/part sloping roof with two no. roof lights and measure 4m in height to the top of the roof ridge.

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.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- Side extensions should be set back by 1m, preferably with a lower roof line and should be at least 1m from the plot boundary.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- Front extensions should not project significantly forward of the building line.

The street scene is a private gravel road with grass verges and detached bungalows and two storey dwellings of a similar age and design. Most front boundaries are hedges but the application site faces onto a fence which is the side boundary of no. 20 Fairmead Road. There is a petrol filling station at the end of the row of dwellings and at the junction with the A327.

The proposed hip to gable roof enlargement would not exceed the eaves and ridge height of the existing property. The side infill extension would be approximately 7m back from the principal elevation and would not reduce the separation distance with the plot boundary. The front porch extension would be approximately 1.4m in depth and 0.7 forward of the bay windows. The maximum height of the front dormer gable would be the same as the existing main roof and it would be set back from the principal elevation. The rhythm of buildings and gaps between them along the street frontage would not be significantly impacted and the proposal would not cause significant harm to the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 in relation to character of the area.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to protecting residential amenity. It states the following:

- Rear extensions should not project more than 4 meters from the main rear wall where they are close to a boundary.

- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.
- Loft conversions and dormer windows should not project above the existing roof line.
- Dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof.

Overlooking: There would be no additional windows facing onto the neighbours at no's 10 and 14 Oatlands Road and there would be no increase in overlooking.

Loss of Light: The proposal would not increase overshadowing to habitable rooms at No. 10 Oatlands Road due to the retained separation distance.

The 45-degree angle test is advocated in the British Research Establishment's (Bre) Publication *Site Layout Planning for Daylight and Sunlight: a guide to good practice* has been used to assess the impact on daylight and sunlight levels to neighbours potentially impacted by the adjacent development. The proposed single storey rear extension would comply with the vertical and horizontal 45-degree rule in relation to the midpoint of the rear conservatory glazing at no. 14. Furthermore, the rear orientation is SE facing and would continue to receive sunlight for much of the day. A tall hedge above the boundary fence would also mitigate additional overshadowing.

A degree of overshadowing/loss of daylight may occur to the side facing windows of the neighbouring property at no. 14. However, side windows can only be offered a limited degree of protection given they effectively 'borrow' their outlook and light from across the application site. Furthermore, whilst the 45-degree rule would marginally be breached, the rule is intended to be for guidance rather than policy and so is applied on a case-by-case basis. In this instance, the breach in relation to the side elevation of the neighbouring property is not considered a robust basis to refuse the scheme, given its compliance with local policy in other respects, and given the neighbouring property would still have adequate access to natural light.

Overbearing: The rear single storey extension would project approximately 3.4 meters from the main rear wall and the eaves height would be 2.5m. The eaves height of the existing garage will not be increased, and the roof height will be approximately 4m. The infill extension facing the side elevation of no. 10 Oatlands Road will be in line with existing side elevation. The rear dormer extension would not project above the existing roof line and would be set back from both eaves line and the sides of the proposed hip to gable enlargement. Therefore, the proposal would not cause significant harm related to overbearing.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision:

The Highways Officer has raised no objection and commented: *"The proposal will not increase the number of habitable rooms. The existing level of parking will be retained and this is considered acceptable."*

Ecology:

The Ecology Officer has raised no objection subject to conditions and has commented: *“The Phase 1 Bat Survey internal inspection found no evidence of bats. However, the Ecologist assessed that the hang-tile faced dormers do have some potential openings for crevice-dwelling bats and these would be directly impacted by the proposals. The Phase 2 Emergence Survey recorded low bat activity and no bats emerged from the property. I am satisfied that the bat survey effort and methodology are adequate for the Ecologist to conclude that the property does not currently support roosting bats.*

The development should be implemented in accordance with the conclusions of the and Phase 2 Bat Emergence Survey. If an external lighting condition and WBC informative I19 are included the decision notice there are no ecological objections to the development as proposed.

Suggested Condition - No External Lighting

At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Suggested Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.”

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:	26 June 2025
Earliest date for decision:	24 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30/06/25