

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242588
Site Address:	40 Oatlands Road, Shinfield, Wokingham, RG2 9DN
Expiry Date:	9 December 2024
Site Visit Date:	4 November 2024
Proposal: Householder application for the demolition of existing conservatory preceding erection of single storey rear extension, with associated internal reconfigurations.	

PLANNING CONSTRAINTS/STATUS

Modest Development Location - Shinfield
Complete PRow
PRow Within WB Consultation Zone

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 CC02 – Development Limits CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
991896	Proposed full application for a two storey-side extension to dwelling, single storey front extension and single storey rear extension to form conservatory.	22/06/1999 Approve

CONSULTATION RESPONSES

Internal
WBC Drainage – No objection, subject to conditons

External
None Consulted

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

APPRAISAL
Site Description: The site relates to a 1990s detached two-storey dwelling in Shinfield. The immediate surrounding area is characterised by a variety of residential dwellings which vary in size, shape and design contributing to a unique and diverse street scene. The highway is well lined with patches of grass. Majority of dwellings are well set back from the highway, separated by fencing, gates and walls providing a sense of boundary. Dwellings are well spaced out contributing to the streets spacious feel. The site features a half-brick, half-render façade, providing a refined contrast between the red brick base and upper white rendered portion. The roof is a pitched formation with multiple gables covered with dark, plain tiles. The front elevation showcases a symmetrical window arrangement. The site benefits from a large, block-paved driveway and front lawn with a variety of small trees and modest bushes, enhancing the overall aesthetic feel of the site. The site is separated from the highway by a low brick wall, offering a sense of boundary without obstructing the view of the property and boundary fencing between neighbouring properties and the public footpath. The rear of the site benefits from a large garden with a terrace, patio, outbuilding at the rear of the garden, boundary fencing with bushes on the north side and large trees on the rear boundary. Proposal: This application proposes a single storey rear extension which measures approx. 8.9 meters in width, 5.4 meters in length at its deepest point and 3.45 meters in height following the demolition of the existing conservatory. 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 site is located within a residential area characterized by residential properties. The proposed rear extension will create an informal living area and extend the existing kitchen, following the demolition of the existing conservatory. The development will measure approx. 8.9 meters in width, 5.4 meters in length at its deepest point and 3.45 meters in height. It will propose a flat roof formation with a roof light. The material used will not match the existing dwelling, light grey split face stone slip cladding will be used for the proposal. This will not have significant impact on the character of the area as the proposal is at the rear of the property and will not be visible from the street scene. As well as this, all dwellings in the surrounding area have varied materials. As for fenestration, a large oriel window and wide doors to access the patio are proposed on the rear elevation and a covered rear door with steps is proposed on the north side elevation.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on single storey rear extensions which relate to design and scale. 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.
- Maximum eaves height and ridge height should be no more than those of the existing property.
- The eaves height of single storey extensions should not exceed 3m within 2m of a side boundary.

The proposed extensions will have an eaves height of 3.4 meters and maximum depth of 5.4 meters. The rear extension is staggered due to a gap between the existing conservatory and lounge, the proposal will close this gap and project a further 2.4 meters from the existing furthest rear wall therefore, the rear extension will only project back a further 2.4 meters at its minimum depth which complies with the BDG. There is a 8.6 meter distance between the development and northern side boundary, and 3.88 meter distance between the development and southern side boundary therefore the additional 0.4 meters is acceptable as the boundary gap exceeds 2 meters. The height of the development also aligns with the ridge height of the existing rear projection. As a result, the development is acceptable.

Within the vicinity, there are numerous examples of rear extensions, No.52 Oatlands Road is an example of a similar rear development to the proposal showcasing the development is not out of character for the area. Furthermore, because the extension will be located at the rear of the property, it will not be visible from the street. As such, the development will have very minimal impact on the character of the area and is also acceptable in relation to policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking:

There will be no side windows on the proposal, however a covered side door with steps will be proposed on the north side elevation to access the patio/ terrace. On the rear, a large oriel window and set of bifold doors will be proposed, looking out onto the garden. Directly to the rear of the site a field therefore overlooking to the rear is not a concern.

Loss of Light:

A 45-degree horizontal test was carried out from the approximate centre point of neighbouring ground floor windows of no.38 Oaklands Road. This was not breached as a result of the development and as such, the development will not result in any substantial loss of light to this neighbour.

Overbearing:

The development is single storey and will be 3.88 meters away from the closest side boundary (south side boundary) and is modest in terms of design and scale. As a result, the development will not have significant overbearing impact.

Flooding and Drainage: The WBC Drainage Officer has no objection to the proposal subject to a condition requesting details of the drainage system for the site to be published and approved by the local planning authority.

From looking at the 'Flood Map for Planning' on the Government website, the site is located within Flood Zone 1 but as the development is under 1 hectare a flood risk assessment or details on the drainage system is not required for this application.

Additionally, the proposed side extension will be on an area of existing hardstanding and therefore there will be no loss of permeable ground to accommodate the proposal. It is therefore considered unreasonable and excessively onerous to attach a condition requiring the submission of details of the drainage system for the site. Accordingly, the condition is not recommended in this instance.

Conclusion: Subject to conditions, this application is acceptable and therefore 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, 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:	8 November 2024

Earliest date for decision:	4 November 2024
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Recommendation agreed by: (Authorised Officer)	
Date:	08/11/24