

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260740
Site Address:	61 Oatlands Road, Shinfield, Wokingham, RG2 9DN
Expiry Date:	22 May 2026
Site Visit Date:	15 April 2026
Proposal: Householder application for proposed erection of single storey rear extension following demolition of existing conservatory and changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
061435	Proposed erection of single storey rear extension plus conversion of loft to habitable rooms with insertion of velux windows and dormer extension to side of dwelling.	Approve 11 January 2007
260252	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus changes to fenestration.	Withdrawn 26 March 2026

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application relates to a detached dwelling at Oatlands Road, located within a modest development location in Shinfield. The site lies within an established residential area, characterised by a mix of detached and semi-detached properties set within relatively spacious plots.

Proposal Description:

This application seeks planning permission for the proposed erection of a single-storey rear extension following the demolition of the existing conservatory, along with associated changes to the fenestration.

The proposal follows a previously withdrawn certificate of lawfulness application.

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:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The surrounding dwellings along Oatlands Road are predominantly detached and semi-detached residential properties set within relatively spacious plots, with a varied pattern of development that does not follow a consistent or uniform building line.

The proposed rear extension will create an open-plan living and dining area following the demolition of the existing conservatory, with the proposed dining space linking to

the existing utility room. Due to its design and limited scale, the extension will have a minimal impact on the character and appearance of the surrounding area, preserving the established streetscape and scale. Furthermore, it will be well screened from the public realm, ensuring that its visual impact is limited. All proposed materials will match the existing.

The additional alterations to the front elevation include the relocation/removal of existing windows and doors, as well as the removal of a small window on the side elevation. These changes would result in a negligible visual impact on the character of the area, as the revised fenestration would remain consistent with the design, size, and proportions of the existing openings on the dwelling. As such, the proposed amendments are considered to have an acceptable impact on the wider character and appearance of the area.

The proposed development is therefore considered to be in keeping with the character of the streetscape and would not appear out of place within its setting. As such, the proposal accords with Policies CP1 and CP3 of the Core Strategy and the guidance contained within the Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

As the majority of the proposed fenestration replaces existing openings, and the removal of a window to the front elevation means no additional openings are introduced, there would be no increase in overlooking.

Furthermore, while new windows are proposed within the extension, given that it is single storey in height, any outlook would primarily be directed towards the host dwelling's own private amenity space. As such, the proposal is not considered to result in any material loss of privacy to neighbouring occupiers.

Overall, the proposal would not result in overlooking or loss of privacy, given the design, scale and the separation distances between neighbouring properties.

Loss of Light and Overbearing:

The proposed development is modest in scale and acceptable in terms of their design. As the development is single storey, there are no significant concerns regarding overbearing impact or loss of light.

Highway Access and Parking Provision:

The proposed development will not affect the existing highway access, and the existing garage will be maintained with no alterations proposed. The submitted floor plan

confirms that there is no increase in the number of habitable rooms; therefore, the existing parking provision remains appropriate for the dwelling.

Amenity Space:

Due to the limited scale of the proposed extension, there would be only a minimal loss of amenity space. The remaining garden area would be consistent with the Borough Design Guide (BDG), which states that “the Council’s minimum garden length of 11m is a generally accepted guideline for private garden space, provided the space is usable.”

Following the development, the combined depth of the front and rear amenity space would be approximately 24 metres, ensuring that sufficient usable outdoor space is retained in accordance with the BDG. This is further supported by the modest projection of the extension, which extends only 3.39 metres from the existing dwelling.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. As the proposals result in very limited increases in ground floor development, there are no concerns on these grounds.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is not located within an area identified as having bat roost potential.

Despite the site being within a Great Crested Newt (GCN) area, the scale of the development is such that an ecology assessment is not required and there are no anticipated impacts on this protected species.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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:	Approval
Date:	15 April 2026
Earliest date for decision:	17 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.04.2026

PLANNING CONSTRAINTS/STATUS

Scale and location of development proposal - Modest development location- Shinfield

Great Crested Newt- Green

Landscape Character Assessment 2019- Spencers wood settled farmed clay.