

PLANNING REF : 261919
PROPERTY ADDRESS : School Green Centre
: School Green, Shinfield
: RG2 9EH
SUBMITTED BY : Bruce Winton
DATE SUBMITTED : 18/09/2026

COMMENTS:

Shinfield Parish Council has reviewed the application for the proposed two-storey side extension and single-storey rear extension and raises no objection in principle to the proposal. The scale and nature of the extension appear acceptable, subject to the Borough Council's detailed assessment of design, character and neighbour amenity considerations.

However, the Parish Council considers that further assessment of the proposed parking arrangements is required before the application is determined.

The submitted parking layout provides five parking spaces measuring 2.4 metres by 4.8 metres. The Parish Council notes that limited information has been provided regarding vehicle manoeuvring within the site and requests that the Borough Council satisfy itself that all spaces can be safely and conveniently accessed and exited.

The Parish Council further notes that the existing frontage appears to comprise loose gravel. Experience at the site suggests that vehicles exiting the property can carry gravel onto the public highway. The application contains no details of the proposed surface treatment, construction method or drainage arrangements for the enlarged parking area. The Parish Council considers that this information is necessary to ensure that loose material is not deposited onto the highway and that the parking area can operate safely and effectively.

The application site adjoins an electricity substation and lies within an Electricity Sub Station Consultation Zone. The proposed parking arrangement appears to require vehicles to manoeuvre in close proximity to the substation boundary. The Parish Council requests that the Borough Council consult the relevant electricity network operator and satisfy itself that access, operational requirements and safety clearances associated with the substation will be maintained.

The Parish Council also notes that established trees are located along the northern boundary adjoining the allotments. No arboricultural information appears to accompany the application. The proposed parking area may require excavation and ground works close to these trees, and insufficient information has been provided to assess any potential impact on root systems or long-term tree health.

Accordingly, whilst Shinfield Parish Council has no objection to the proposed extensions themselves, it requests that the Borough Council fully investigate:

- Vehicle access and manoeuvrability within the site.
- The surface treatment and drainage arrangements for the proposed

parking area.

- Measures to prevent loose surfacing material being carried onto the public highway.
- The relationship of the parking area to the adjacent electricity substation and associated consultation zone.
- The potential impact of the proposed parking works on trees located along the northern boundary adjoining the allotments. before determining the application.