

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261260
Site Address:	36 Westlands Avenue, Shinfield, Wokingham, RG2 8EN
Expiry Date:	21 July 2026
Site Visit Date:	1 June 2026
Proposal: Householder application for the proposed development of single-storey rear extension and 1no. rooflight.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
170050	Householder application for proposed erection of single storey rear extension to dwelling following demolition of existing rear outbuilding and erection of front porch extension.	APP – 20/10/17

CONSULTATION RESPONSES

Internal

No comments received.

External

No comments received.

REPRESENTATIONS

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

APPRAISAL

Site Description:

36 Westlands Avenue is located in Shinfield (North of the M4), a Major Development Location. The property is situated on the western side of Westlands Avenue, an established residential area.

The property is semi-detached, sharing the same plot as No.34, with a hipped main roofscape, finished in dark brown tiles. The property does not feature a garage, however, there is a front driveway with 1no. parking spaces (6.3m x 6.7m). There is also a long rear amenity space (37m x 6.3m)

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: This application seeks approval for the proposed single-storey rear extension and 1no. rooflight.

Design / 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 street is characterised by a quiet, low-traffic residential estate featuring predominately two-storey semi-detached dwellings of comparable scale and design.

The properties are constructed in red brick with brown tiled roofs. Dwellings are slightly set-back from the public highway with small front gardens/driveways with off street parking available via detached shared garages and driveways. The building density is low and building lines are consistent, contributing to a coherent urban character.

Nearby properties, No.34 had a single-storey extension approved in 2007, No.32 in 2021 and No.42 in 2023.

Single-Storey Rear Extension

The proposed rear single-storey extension would not harm the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy. This is because it is suitably subservient to the main dwelling house and of an appropriate design. It is also located to the rear of the property and would not be visible from the public realm, limiting any impact on the character of the surrounding area.

Highway Access and Parking Provision

Policy CC07 of the MDD states that planning permission will only be granted where a proposed parking provision meets standards and that the development retains an appropriate overall level of off-street parking.

There is not net increase in the total number of habitable rooms. The development does not impact parking capacity, and the existing provision with the driveway is considered acceptable.

Cycle storage is not negatively impacted by the development and remains unchanged.

Neighbouring Amenity:

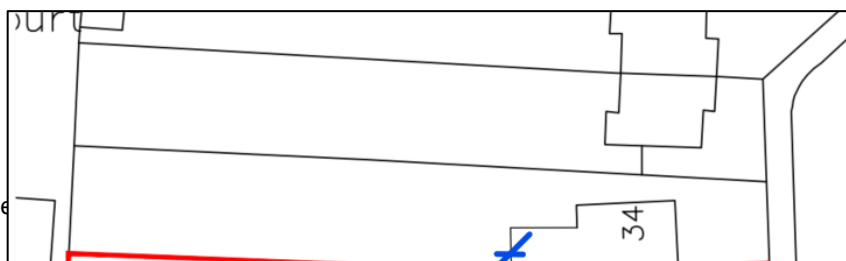
Overlooking:

The single-storey rear extension would not overlook neighbouring windows to habitable rooms at No.34. There are no proposed side windows on the development. The extension will feature a rear facing glass door; however, this is not considered to increase the risk of overlooking beyond the existing rear fenestrations and the separation distance with the rear boundary would be at least 30m. There is 1no. rooflights proposed within the roof of the extension. As this is set within the roof of the extension, there would be no increase in overlooking or loss of privacy.

Overall, there is no significant impact to privacy for the neighbouring properties from this development and it therefore accords with the aims of Policy CP3 in respect of residential amenity.

Loss of Light:

The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. The proposed single storey rear extension would project beyond the existing rear wall by 6m. *Please see the figure below for clarity.*



As shown, the proposed single-storey rear extension would not breach the horizontal 45-degree angle test for No.34 and No.38.

Considering this and that the extension is single-storey, modest in form and scale, there would be no significant negative impact to daylight or sunlight. Therefore, this development adheres with the aims of Policy CP3 in respect of residential amenity.

Overbearing:

The BDG states that the eaves height of single-storey rear extensions should not exceed 3m within 2m of a side boundary. In this case, the eaves height is 3m. Therefore, the development does not exceed the 3m outlined in the BDG. Furthermore, these measurements demonstrate how the development is suitably subservient to the main dwelling's eaves (5.1m) and ridge height (8.2m).

Therefore, as the proposed extension is single-storey, subservient and modest in scale, the development would not result in an overbearing, dominating or an enclosing effect to the main dwelling or neighbouring properties, adhering to Policy CP3.

Amenity Space:

Amenity space is not significantly impacted due to the development. The extension will project 6m into the rear garden, thus leaving 31m, which is considered ample and acceptable.

Conclusion: Taking all the above into consideration, the development is deemed acceptable in relation to policy 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.

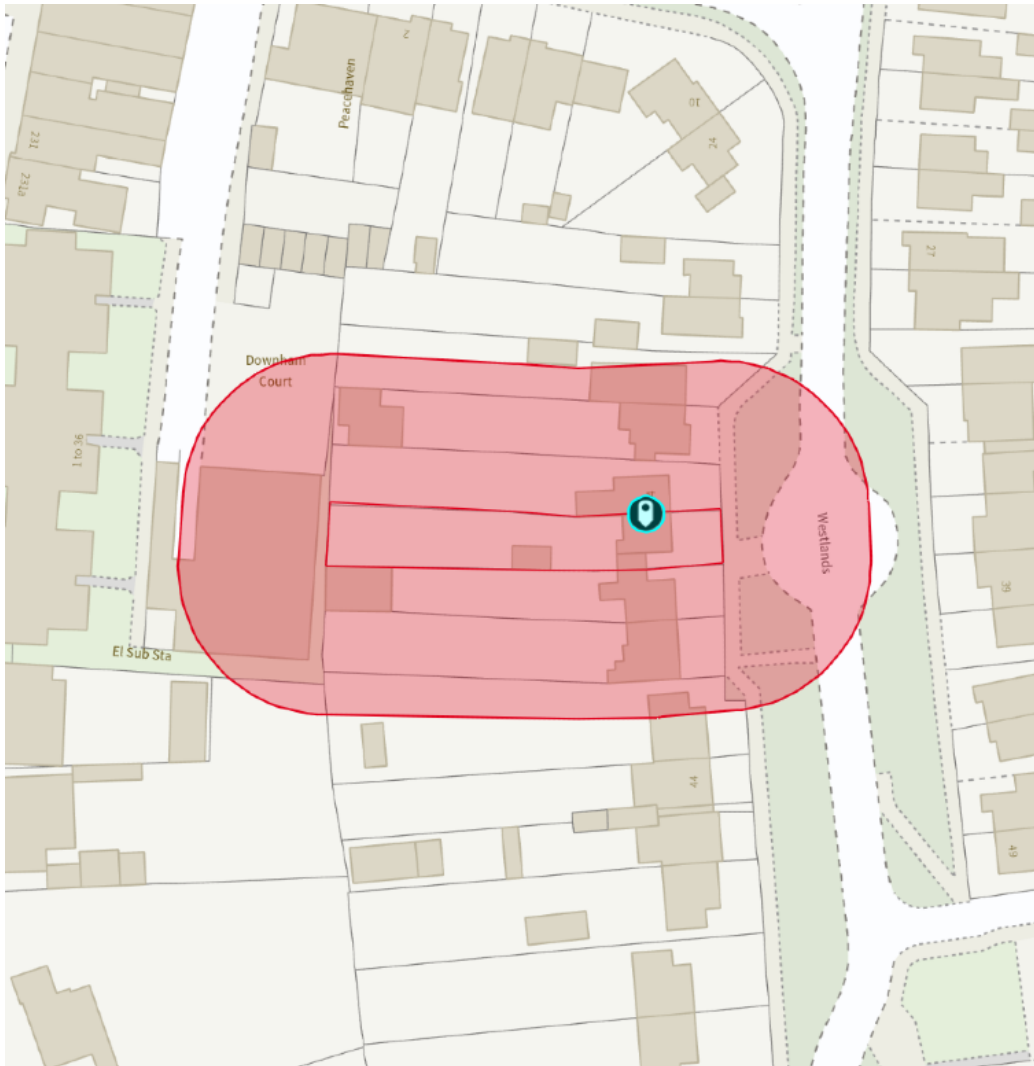
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender

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:	Approve
Date:	22 June 2026
Earliest date for decision:	17 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11/06/26

PLANNING CONSTRAINTS/STATUS



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Shinfield (North of the M4)

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000630000&notes=&location=469284,170538%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Shinfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Shinfield CP	0 m