

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243102
Site Address:	253 Shinfield Road, Shinfield, Wokingham, RG2 8HF
Expiry Date:	11 February 2025
Site Visit Date:	29 January 2025
Proposal: Householder application for the proposed erection of a part single, part two storey side/rear extension to dwelling, front porch, loft conversion to create habitable accommodation including the erection of rear dormer and insertion of 2no. roof lights along with front facing roof lights (part retrospective).	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Scale and Location of Development Proposals – Major Development Location (Shinfield)
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Green Routes and Riverside Paths Consultation Zone
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

PLANNING POLICY

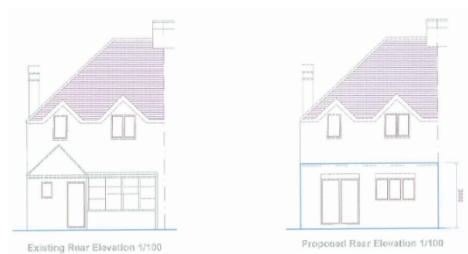
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

RELEVANT PLANNING HISTORY

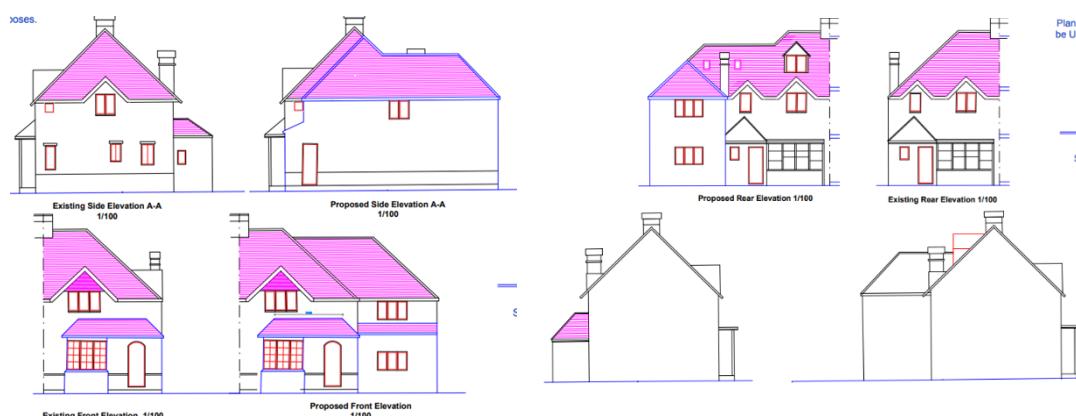
081508 - Proposed erection of single storey and two storey front, side and rear extensions, plus loft conversion with dormer extension, and new front entrance gates and wall, including raising of existing driveway level – Refused and dismissed at appeal

091268 - Proposed erection of two storey side and rear extension plus single storey rear extension and conversion of loft to habitable accommodation with rear dormer window. Infill of front porch – Approved

190902 - Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and the height of the eaves 2.9m – Prior Approval Not Required (below)



191028 - Householder application for the proposed erection of a part single part two storey side/rear extension to dwelling, loft conversion to create habitable accommodation including the erection of rear dormer and insertion of 2no. roof lights, plus internal alterations – Approved (below)

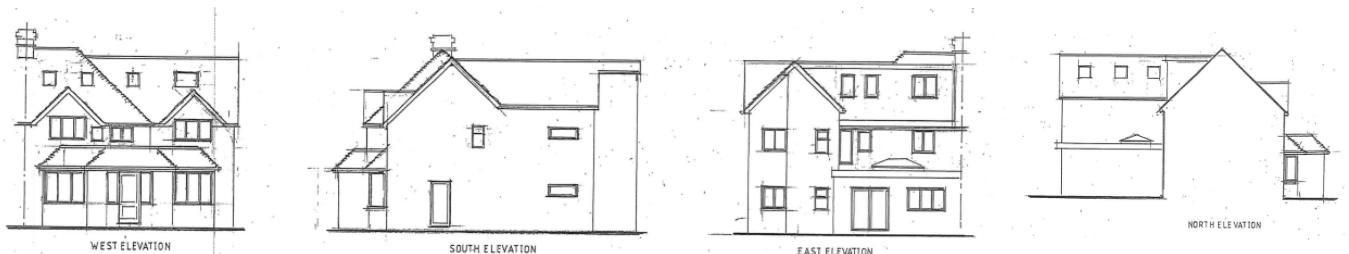


192471 - Householder Application for the erection of a single storey front extension to existing porch and two storey rear extension to existing dwelling (Part retrospective) – Approved (below)



232143 - Householder application for the erection of a detached outbuilding to form a store. (Retrospective) – Approved

232141 - Householder application for the erection of a part single part two storey side/rear extension with 1 no. lantern rooflight, plus changes to fenestration, insertion of a rear dormer, creation of a front porch, creation of front and side gables and addition of rooflights to facilitate conversion of the loft to habitable accommodation (Part retrospective) – Refused and dismissed at appeal



The reason for refusal of the above application is as follows:

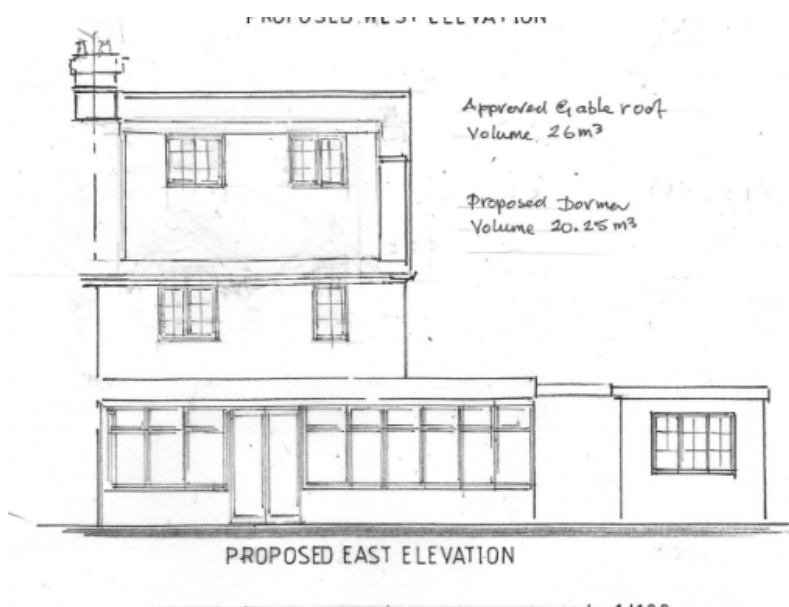
Due to its contrived design, owing to the gable roof form of the two-storey side extension (when viewed from the front elevation) and first floor front gable detailing, it leads to a development that does not appear subservient to the host dwelling. This, combined with the substandard design and excessive width and bulk of the rear box dormer, also results in discordant additions that would give the dwelling an unbalanced appearance and would fail to positively to the original building, pair of semis and overall street scene. As such, the proposal is country to policy R23 of the Wokingham Borough Design Guide (2012) and CP1 and CP3 of the Core Strategy (2010).

RELEVANT PLANNING HISTORY NEARBY THE SITE (Adjoining semi – no. 251 Shinfield Road)

242173 – Householder application for the proposed modification of existing hipped roof to provide gable end to facilitate improvements to existing loft room, including additional roof lights. – Approved 15/10/24 (front and rear elevations below):



242889 - Application for a certificate of lawfulness for the proposed hip to gable extension and installation of rooflights and a rear dormer – Approved 13/01/25 (rear elevation showing dormer with hip-to-gable extension below):



It should be noted that both of these neighbouring applications were approved since the refusal (and dismissed appeal) of application 232141 at the application site.

CONSULTATION RESPONSES

Internal

WBC Enforcement – No comments received however this application has arisen from an enforcement investigation

WBC Highways – No objection

WBC CIL – Development would be CIL liable as relief cannot be claimed for retrospective applications (*NB. The applicant's agent was advised of this and sent the consultation response from the CIL team on 17/01/25*)

External

None.

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council made the following comments: <i>“Ensure that vehicles can turn on the driveway allowing them to enter and egress in a forward gear.”</i> Officer comment: The above will be discussed in the ‘Highways’ section of the report.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a semi-detached dwelling located on the eastern side of Shinfield Road. The site is in close proximity to the administrative boundary with Reading Borough Council. Originally, the dwelling had a hipped roof and finished in white render.

The surrounding area is mixed, comprising of large, detached dwellings and semi-detached dwellings. There is no consistent design of dwellings.

PROPOSAL

Part retrospective planning permission is sought for the erection of a part single, part two storey side/rear extension to dwelling, front porch, loft conversion to create habitable accommodation including the erection of rear dormer and insertion of 2no. roof lights along with front facing roof lights (part retrospective).

The single storey rear extension would measure a depth of 6m; the two-storey side extension would also project 6m beyond the original rear elevation. When measured from the front elevation, the side extension would have a width of approx. 4.5m. It would be set down from the ridge by approx. 0.5m and set back from the front elevation by 1m at first floor level. It would have a total depth of approx. 12m at its deepest point, noting that the extension would have a staggered rear elevation (and when viewed from the side).

The rear dormer would have a flat roof with hipped ends. It would have a width of approx. 5.3m. It would be set down from the ridge by approx 0.4m and set off the boundary with the adjoining neighbour, no. 251 Shinfield Road, by approximately the same measurement.

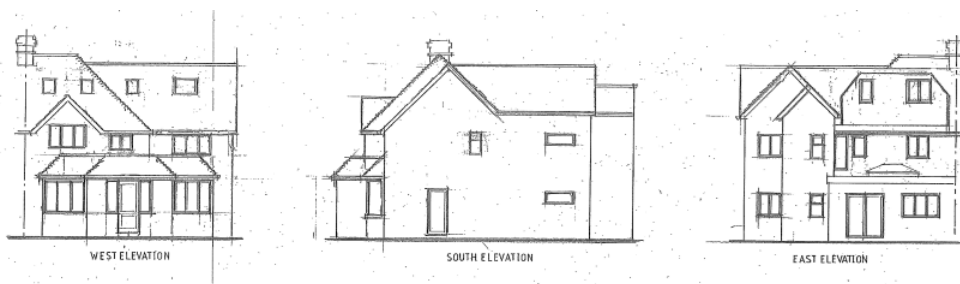
Fenestration alterations are also proposed and the additional of velux windows and a roof lantern to the single storey rear extension. A front porch measuring a depth of just over 2m is also proposed.

Various permissions and prior approvals have been granted to extend the dwelling. Currently what has been built does not accord with any of these and as such is all unauthorised. What has been built was also refused retrospective planning permission (see application 232141) and subject of an enforcement investigation. This application seeks to amend what has been physically constructed to what is shown on the proposed plans under this application. The most notable differences between what has been constructed (and refused permission) and this scheme are:

- Reduction of, and amendments to the rear dormer
- Removal of the front facing gable detail
- Gable end to two storey rear extension projection

However, planning permission has been applied for the entirety of the development and therefore all will be required to be assessed, with previous decisions at the site being material considerations.

The elevations of the proposed development are below:



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.

Character of the Area:

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.

Policy R23 of the BDG states that alterations and extensions to buildings should:

- be well designed;
- respond positively to the original building;
- contribute positively to the local character

Two storey side extension

The principle of a two-storey side extension has been established through multiple approved planning applications (see planning history). The bulk and scale are that approved under application 192471 and once again accepted owing to this. However, a notable difference of approved schemes and that which has been refused (and constructed) is that the roof form of the extension would be gable ended. Concern has previously been raised by Officers regarding this, and led to a reason for refusal noting the roof form specifically (see highlight in yellow):

Due to its contrived design, owing to the gable roof form of the two-storey side extension (when viewed from the front elevation) and first floor front gable detailing, it leads to a development that does not appear subservient to the host dwelling. This, combined with the substandard design and excessive width and bulk of the rear box dormer, also results in discordant additions that would give the dwelling an unbalanced appearance and would fail to positively to the original building, pair of semis and overall street scene. As such, the proposal is country to policy R23 of the Wokingham Borough Design Guide (2012) and CP1 and CP3 of the Core Strategy (2010).

However, since the previous refusal, the adjoining semi (no. 251) has had planning permission granted for a hip-to-gable extension (see planning history) and the owner of the adjoining property has confirmed that they have intent to implement this (and scaffolding has been erected as witness on the Officer site visit). As such, the hipped roof proposed on the extension at the application site would now no longer severely impact the duality of the semis or the appearance of the host dwelling itself.

The first floor front gabling detail, as referred to in the reason for refusal, has also now been omitted from the scheme, overcoming this previous concern.

As such, due to a material change in circumstances with the adjoining semi since the refusal of application 232141, the proposed hipped roof of the two-storey side extension is now acceptable.

Single storey rear extension

The single storey rear extension measures 6m, which is greater than the recommended depth in the BDG of 4m. However, given that an extension of 6m has been permitted via prior approval, this represents a 'fall-back' position. The extension, whilst at 6m, would not extend past the rear building line of the adjoining semi and so would not appear disproportionately larger in scale when read in this context.

Porch

The porch has already been approved under application 192471 and is once again deemed acceptable in terms of its design and proportion with the main house.

Rear Dormer

The BDG, in policy R23, states that *dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof. Dormers should relate to the design of the existing building in terms of roof form, materials, positioning and window proportions.*

The previously approved dormer (under application 192471) was a small pitched roof dormer that was of modest scale, a sympathetic design (given the gables found elsewhere on the dwelling) and set well within the roofscape. The previously refused application was refused based on the design of the rear dormer:

This, combined with the substandard design and excessive width and bulk of the rear box dormer, also results in discordant additions that would give the dwelling an unbalanced appearance and would fail to positively to the original building, pair of semis and overall street scene. As such, the proposal is contrary to policy R23 of the Wokingham Borough Design Guide (2012) and CP1 and CP3 of the Core Strategy (2010).

This proposal once again sees a largely flat roof dormer, but it is proposed to be altered to hip the ends and reduce the scale since the previous refusal. Once again, since the previous refusal, no 251 has submitted a certificate of lawfulness for the construction of a flat roofed dormer which has been granted (WBC ref. 242889). Whilst the dormer would be larger than that previously approved (which was a pitched roof dormer), the presently proposed dormer is not considered to be of a dissimilar scale to that approved at the adjoining property and the hipped ends would provide some visual relief and interest.

Impact on the street scene

The surrounding area is varied in terms of design, appearance and finishes of dwellings. As noted above, the duality of the pair of semis is reduced owing to the development approved at no. 251. As such, there is not sufficient grounds to conclude that the proposal would be unacceptable in relation to the appearance of the general locality. However a condition will be attached requiring the development to be carried out in accordance with materials that match the host dwelling so the development visually accords with the host dwelling and surrounding area.

To conclude, due to a material change in circumstances with the adjoining semi since the refusal of application 232141, the proposal, with particular reference to the hipped roof of the two-storey side extension, along with the rear dormer, is now acceptable and can be justified against policy CP3 and the BDG.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking/privacy:

A number of fenestration alterations are proposed but these are primarily on the front and rear elevations that would not result in harm to neighbours in terms of overlooking and privacy due to the site facing a highway and substantial separation distances to the rear. On the side elevation (facing 255 Shinfield Road) there would be a ground floor window serving a 'TV room' and first floor window serving a bedroom (its only window). The ground floor window would face onto boundary treatment, however the first floor window would face onto 255's amenity space. However, owing to the smaller scale of the window, adequate separation distances and windows facing on to neighbouring amenity spaces is common in residential areas, it is not considered this

window would result in substantial harm in respect of overlooking and privacy to warrant refusal of the application.

In terms of the proposed rear facing windows, these are commonplace at two storey level in residential areas, even when dwellings back onto one another. The proposed dormer window would be situated higher than traditional windows. However, there would be a separation distance of 29m from the host property to their rear boundary, and approx. 55m away from the rear elevation of properties in Westlands Avenue. The dormer window would not be any closer to dwellings on Westlands Avenue than those that are already in place, it is not considered that this would result in substantial harm in terms of overlooking/ privacy than the existing situation.

Overbearing

The BDG stated that rear extensions should not project more than 4m from the main rear wall of the existing dwelling. Owing to the substantial separation between the two storey side/ rear extension from the boundaries (6m to the boundary with 255 Shinfield Road and 5.5m from the boundary to 251 Shinfield Road). The extensions would also be in excess of 40m from the rear elevations of properties on Westlands Avenue. The single storey extensions are not considered to result in overbearing impacts due to the separate distance with no. 255 and the single storey element projecting to the same depth as the extension at no. 251.

Loss of light

Policy R18 of the BDG states that dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties. A 45-degree test is conducted to examine the impact of loss to light to neighbouring properties. No lines of 45 degree were breached, owing to the separation distances and having a single storey element on the boundary with no.251.

Overall, the proposal is acceptable in terms of impact on neighbouring amenity and accords with policy CP3.

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

The proposal will result in additional habitable rooms. There is existing driveway parking for several vehicles. This meets WBC parking standards and is therefore considered acceptable.

No changes are proposed to the existing access, and this remains acceptable to serve the development.

Shinfield Parish Council requested that it is ensured that vehicles can turn on the driveway allowing them to enter and egress in a forward gear. No concerns have been raised from WBC Highways that this could not be achieved. This has also not been a concern raised in the determination of other householder development at the site.

As such, the proposal is deemed acceptable in relation to highway and parking matters, in accordance with policy CP6 and CC07.

Amenity Space:

Section 4 of the Borough Design Guide provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space.

Whilst the rear garden has a number of outbuildings, sufficient garden depth would remain for current and future occupiers of the site to carry out day-to-day functions and have space for recreation. The remaining rear garden would be approx. 30m deep which is sufficient amenity space for existing and future occupiers.

Conclusion

In light of the material change in circumstances at the adjoining property (no. 251), the proposal is acceptable in light of the previous refusal at the site. The change in context means that the duality of the pair of semis is, and will be, less distinct. Furthermore, the design changes proposed under this application, particularly those to the rear dormer, are an improvement on the refused scheme. The recommendation is therefore to grant planning permission subject to conditions. Owing to the development already being largely constructed, and this application seeking to make alterations to unacceptable elements which have WBC Enforcement involvement, a reduced timeframe for commencement of works to the dormer and roof alterations will be imposed via condition to bring the extensions to an acceptable standard. A period of 6 months will be given (standard period is 3 years). This has been agreed by the applicant and the WBC Enforcement manager.

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:**

Condition 1 agreed by the applicant. Others do not require agreement of the applicant.

Recommendation:

Approve subject to the following conditions:

1. Time Limit – 6 months
2. Approved plans
3. Materials to match

Date:	30 January 2025
Earliest date for decision:	28 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30/01/25