

PLANNING REF : 261390
PROPERTY ADDRESS : School Green Centre
: School Green, Shinfield
: RG2 9EH
SUBMITTED BY : Bruce Winton
DATE SUBMITTED : 19/08/2026

COMMENTS:

Shinfield Parish Council has no objection in principle to the proposed householder extension.

However, the Parish Council requests that the application is not determined until the protected-species issue has been properly resolved.

The submitted ecological assessment confirms that the property is a bat roost, identifies approximately 200 bat droppings and identifies potential roost features that will be affected by the proposed works. The ecologist expressly recommends three further dusk emergence surveys and states that the Local Planning Authority may not issue planning permission until those surveys have been undertaken.

The Parish Council therefore considers that the additional bat surveys, assessment of impacts and appropriate mitigation should be provided before determination of the application, rather than being deferred to a post-permission condition.

The Parish Council also asks Wokingham Borough Council to carefully consider the adequacy of the proposed single off-road parking space, given that the existing property already has only one parking space and that the proposal does not appear to provide any additional parking capacity.

Subject to these matters being satisfactorily addressed, the Parish Council has no other specific concerns regarding the householder nature of the proposal.