

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261107
Site Address:	26 Whitethorn, Shinfield, Wokingham, RG2 9GF
Expiry Date:	13 August 2026
Site Visit Date:	27 July 2026
Proposal: Householder application for the proposed erection of a single-storey rear extension, alongside a loft conversion incorporating front and rear dormers with associated fenestration and roof alterations.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposal – Modest Development Location – Shinfield

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Shinfield School Green Village Character Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
130363	Outline planning permission for a residential development comprising up to 126 dwellings, public open space, children's play areas, accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping, Ecological	Approve 24 December 2013

	buffer zone, ground modelling, sustainable drainage systems and associated infrastructure.	
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CONSULTATION RESPONSES

Internal

WBC CIL – Not Liable

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A mid terrace dwelling on a new residential development in Shinfield. The front garden is laid to paving and measures approximately 5.4m in width and 4m in depth. The rear garden is southwest facing, approximately 14m in length, laid to grass and enclosed by a fence approximately 1.8m in height.

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. Accordingly, the principle of development is acceptable, subject to detailed assessment of design, character, neighbouring amenity, parking provision and all other material planning considerations.

Proposal: The single-storey rear extension to facilitate a family room would project approximately 4m from the existing main rear wall, be approximately 5m in width and extend up to the side boundaries on either side. It would be approximately It would project approximately 3.4m beyond the main rear walls of Nos. 24 and 28 Whitethorn. It would have a flat roof with roof lantern, glazed doors and windows on the rear elevation and measure approximately 2.8m in height.

The loft conversion with 2 no. front dormers and 1 no. rear dormer would facilitate a 2nd floor bedroom with dual aspect and an ensuite at the front. The 2 no. front dormers would have a flat roof and measure approximately 1.4m in width, 1.5m in

height and 1.8m in depth. Each would be set in from the side wall by approximately 0.7m and set down at least 1m from the roof ridge. The rear dormer would have a flat roof and measure approximately 3.4m in width, 2.5m in height and 3.3m in depth. It would be set in from the side wall by approximately 0.8m and set down at least 1m from the roof ridge.

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 scene is a row of residential dwellings that face onto amenity land with grass, trees and an acoustic barrier abutting the Eastern Relief Road. The immediate neighbour at no. 24 has permission for a loft conversion to create habitable accommodation along with changes to fenestration including installation of 5 No. roof lights. However, there are no other examples of dormer extensions in proximity of the application site. This weighs against the proposal to a limited extent, as the front dormers would introduce a new roof form within the immediate street scene. However, this harm is limited by their modest scale, separation from the roof ridge and side roof slopes, and their subordinate relationship to the host dwelling.

In this case, the proposed front dormers would be modest in size, be set down 1m from the roof ridge and set in approximately 0.7m from the adjoining roofs on either side. Furthermore, the application site is set back 0.5m from the adjoining neighbours where the roof design is a more prominent gable end. Therefore, the front dormers would not appear dominant in the street scene and would not disrupt the rhythm of buildings and gaps between them along the street frontages. Overall, while the front dormers would introduce a new roof form within the immediate street scene, they would remain subordinate additions and would not appear visually dominant or materially harmful to the character of the area. The proposal would therefore comply with Policies CP1 and CP3 of the Core Strategy and the design guidance within the Borough Design Guide SPD.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: Figure 1 shows the proximity of Oak Tree Barn with the application site. The back-to-back separation distance with the nearest ground floor habitable rooms is approximately 26m and in line with the minimum distance of 26m recommended in the BDG to maintain privacy for buildings over 2 storeys. Existing boundary vegetation would provide some screening, although limited weight is attached to this given that vegetation may change over time. The primary basis for the assessment is the separation distance and the relationship between the proposed rear dormer and neighbouring habitable rooms. The separation distance with first floor roof lights would be at least 26m and would comply with the recommendation in the BDG. Therefore, having regard to the separation distance, orientation and the guidance within the BDG, the proposal would not result in significant harmful overlooking or

loss of privacy to neighbouring occupiers.



Figure 1 Google earth View looking towards Oak Tree Barn

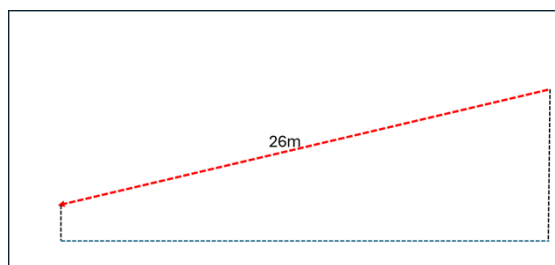


Figure 2 Separation distance of rear dormer with ground floor windows at Oak Tree Barn

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 dormer extensions would be set back from the neighbouring front and rear walls and would not result in loss of light.

Figures 3 and 4 show that the rear single storey extension would marginally breach the horizontal 45-degree angle test and comply with the vertical 45-degree angle test. The horizontal breach is limited in extent and must be considered alongside the modest height of the extension, its single-storey form, the retained rear garden depth, and compliance with the vertical 45-degree assessment. The 45-degree test is a guideline rather than an absolute requirement, and the limited breach would not, in this case, result in an unacceptable loss of daylight or outlook to neighbouring occupiers. Furthermore, the rear gardens are south-west facing and would continue to receive acceptable levels of daylight and sunlight. Therefore, the proposal would not cause a significant loss of light due to neighbour amenity.

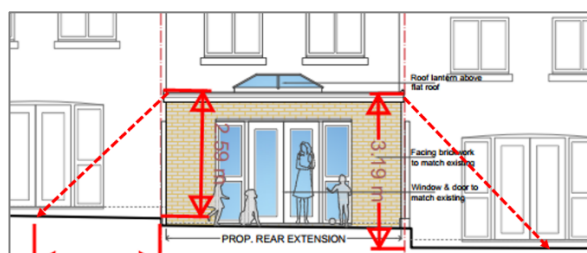


Figure 3 Vertical 45-degree angle test

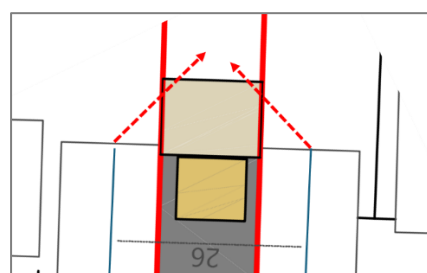


Figure 4 Horizontal 45-degree angle test

Overbearing: The single storey rear extension would not project more than 4 m from the main rear wall, and the height would not exceed 3m. The dormer extensions would be set in and set down from the main roof line and would appear subservient to the main dwelling. Having regard to its single-storey form, limited height, flat roof design and relationship with adjoining dwellings, the rear extension would not appear unduly dominant or oppressive when viewed from neighbouring properties. The dormers would also remain subordinate to the main roof form and would not result in

an unacceptable overbearing impact.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: Policy CC07 of the Adopted Local Plan states that planning permission will only be granted where the proposal demonstrates that the new scheme retains an appropriate level of off-street parking. The WBC adopted parking standards after development (Appendix 2 MDD Local Plan) states that 3 or more parking spaces are required following development for a 4-bedroom dwelling. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The proposal would result in a 4-bedroom dwelling and therefore the relevant parking requirement is three spaces.

Figure 6 shows one garage space and two allocated parking spaces serving the dwelling, consistent with the approved Parking Strategy Plan shown in Figure 5. Although the allocated spaces are outside the application red line, they form part of the approved parking arrangement for the dwelling. The proposal would therefore retain an acceptable level of off-street parking in accordance with Policy CC07 of the MDD Local Plan.

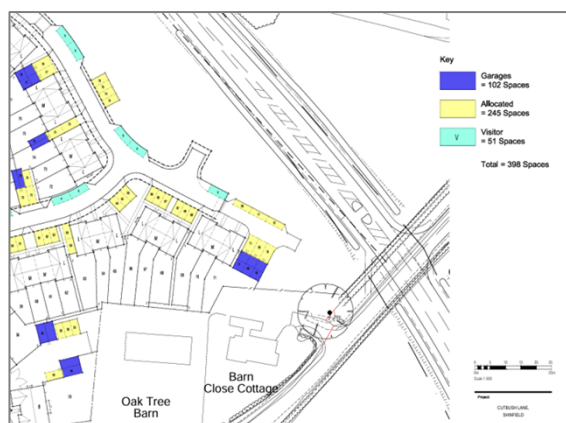


Figure 5 Parking Strategy Plan submitted 27/04/2015

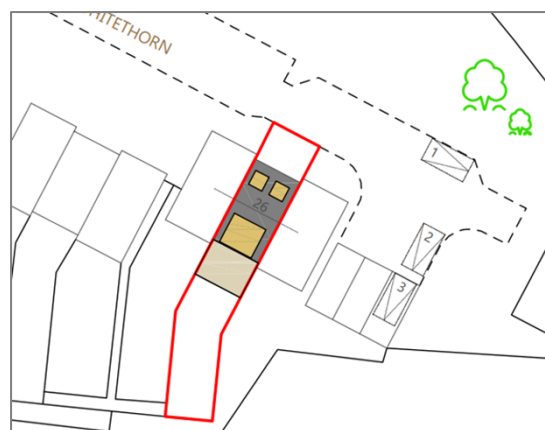


Figure 6 Proposed Parking Plan

Planning Balance: The proposal would provide additional residential accommodation within an existing dwelling in a sustainable settlement location. The front dormers would introduce a new roof form within the immediate street scene, and the rear extension would result in a limited horizontal 45-degree breach. However, for the reasons set out above, these impacts would be limited and would not result in significant harm to the character of the area or neighbouring amenity. The proposal would retain acceptable parking provision, and no other material considerations have been identified which would indicate that planning permission should be withheld. The proposal is therefore considered to accord with the development plan when read as a whole and is 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:	Yes
Recommendation:	Approve
Date:	10 August 2026
Earliest date for decision:	1 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	10/08/26