

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261797
Site Address:	67 Woodside Way, Shinfield, Wokingham, RG2 8SY
Expiry Date:	24 September 2026
Site Visit Date:	7 September 2026
Proposal: Householder application for the proposed erection of a single storey front extension.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposal – Major Development Location –
Shinfield
Bat Roost Suitability Habitat

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) August 2026 National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
261014	Application for a certificate of lawfulness for the proposed erection of a single storey front extension creating a porch.	Refused 26 th June 2026

CONSULTATION RESPONSES

Internal

N/A

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A two-storey semi-detached dwelling in the residential area of Shinfield. The front garden is open with a grassed area and gravel hardstanding for off street parking. Application 261014 was refused because the proposal did not satisfy the relevant requirements for permitted development. That decision did not determine the planning merits of the development and does not weigh against the current application.

Principle of Development: The national decision-making policies within the August 2026 NPPF took effect on 17 August 2026. The relevant national decision-making policies have been considered alongside the development plan, with the weight afforded to existing development plan policies reflecting their consistency with the Framework.

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: A single storey front extension to facilitate an enclosed porch and WC. It will measure 3.5m in height to the top of the pitch roof, 2.6m to the top of the eaves, 2.1m in depth and 2.8m in width. It will be located approximately 2m from the side boundary and set back 6m from the highway. It will have a window on the side elevation and a door and window on the front elevation.

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 comprises semi-detached dwellings of a similar age and design. There is a grass verge and public footpath forward of the application site. Neighbouring properties at no. 60 and 69 Woodside Way have front porch extensions.

The development would comprise a single-storey brick-and-tile porch. Its front elevation would be set approximately 1m behind the front elevation of the porch at no. 69. It would project 2.1m forward of the front elevation, be located 6m from the front boundary and 2m from the side boundary with no. 69 Woodside Way. Therefore, it would not project significantly forward of the building line and would not cause visual

harm to the rhythm of buildings and gaps between them along the street frontages and would comply with the design recommendations in the Borough Design Guide (BDG).

Overall, the proposal would comply with policy CP1 and CP3 of the Core Strategy in relation to character of the area.

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.

Given the extension's single-storey scale, modest projection and position to the front of the dwelling, it would not result in a material loss of light or an overbearing impact. The proposed side-facing window would serve the ground-floor extension and, having regard to its position and the existing relationship between the properties, would not result in harmful overlooking or loss of privacy.

Overall, the proposal would comply with Policy CP3 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 proposal will not create additional habitable rooms and 2 no. parking spaces measuring at least 5m by 2.5m are shown within the red line on the site plan.

Overall, the proposal would retain an appropriate level of off-street parking and would comply with Policy CC07 of the MDD Local Plan.

Ecology: The proposal would not affect the main roof, eaves or other identified potential bat roosting features, and no evidence of bats was submitted. The proposal would therefore accord with Policies CP7 and TB23.

Informative

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Planning Balance Conclusion: The proposal is acceptable in principle within the settlement. By reason of its modest scale, siting and design, it would preserve the character and appearance of the host dwelling and street scene, safeguard neighbouring amenity and retain appropriate off-street parking. It would not result in unacceptable ecological effects. No conflict with the development plan or relevant national decision-making policies has been identified, and there are no material considerations indicating that permission should be withheld. The proposal therefore represents sustainable development, and planning permission should be granted.

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:	23 September 2026
Earliest date for decision:	25 August 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.09.2026