

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253100
Site Address:	22a Devitt Close, Shinfield, Wokingham, RG2 8EF
Expiry Date:	3 March 2026
Site Visit Date:	10/02/2026
Proposal: Householder application for the proposed erection of a two-storey side extension, the formation of a new vehicular crossover and associated external fenestration alterations, following the demolition of the existing side garage.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE4 – Supporting a circular economy C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council – No comment, providing that the garage block is properly made good.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached property located in an established residential area. The surrounding area is characterised by semi-detached properties that are similar in design and appearance.

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.

Character of the Area:

The proposal involves the erection of a two-storey side extension. The application site abuts a small garage block to the west, and the proposal includes the demolition of a garage within this block to accommodate the extension. The two-storey extension would have a matching gable roof and would be set down from the main ridge line of

the host dwelling. The extension would appear as a subservient addition to the host dwelling, and the use of matching materials would allow it to integrate with the character of the existing property. As such, the proposal would not adversely affect the character or appearance of the area.

The proposal also includes the laying of driveway paving and the formation of a new crossover to accommodate the repositioned parking spaces. The ground floor plan indicates that areas of grassed landscaping would be retained in the interests of visual amenity. Overall, these elements of the proposal would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

The views offered from the fenestration proposed on the front and rear elevation at ground and first floor level would be similar to that shared from the existing arrangement, therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

Loss of Light and Overbearing:

The proposed extension would be suitably located away from any neighbouring amenities and would be of modest proportions not to pose any unreasonable concerns of overbearing or loss of light impacts.

Highway Access and Parking Provision:

The submitted ground floor plan indicates that the proposals would provide two off-street parking spaces would be sufficient for a dwelling of this size and in accordance with the council's Parking Standards. As such, there are no highways issues.

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:	Approval
Date:	4 February 2026
Earliest date for decision:	5 February 2026

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	16.02.26