

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242173
Site Address:	251 Shinfield Road, Shinfield, Wokingham, RG2 8HF
Expiry Date:	19 October 2024
Site Visit Date:	30 August 2024
Proposal: 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.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Green Routes and Riverside Paths
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Tree Preservation Orders
Borough Wards
Landscape Character Assessment Area
Land Terrier
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 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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council: No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two storey semi-detached dwelling

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 Borough Design Guide states that *“the eaves and/ or ridge height of a property should not be raised in height unless buildings in the local context are significantly taller”* and *“loft conversions should not project above the existing ridge line”*. The proposal does raise the eaves or ridge height and matches that of the existing, therefore complying with the BDG.

The proposal is to change the roof form from a hipped roof to gable end. This alteration would be well proportioned to the size of the existing roof and would not detrimentally unbalance the profile of the pair of semi-detached houses. The proposed extension is considered to be sympathetic to the host building and of an appropriate scale for the surrounding neighbourhood.

The new roof form would not detrimentally unbalance the profile of the pair of semi-detached houses as the materials tie in and the neighbouring property (253 Shinfield Road) already has a hip to gable roof form (see figure 1). Therefore, it is considered that it would not detrimentally unbalance the pair of semidetached dwellings as a whole. Furthermore, given the variety of roof forms in Shinfield Road, there is no set precedence and this alteration would not harm the character of the area.

As part of the loft conversion, the proposal includes adding 3 roof lights on the front elevation and 1 to the rear elevation. The rooflights would not have an adverse impact upon the character of the area given the small size, which is considered an appropriate addition. Furthermore, no.253 has two roof lights on the front elevation so would not look out of place (see figure 1).



Figure 1- Front elevations of 251 Shinfield Road & 253 Shinfield Road

The proposed materials are to match that of the existing, thus in keeping with the current characteristics of the dwelling

Use of loft: The agent has confirmed that the purpose of the loft *“has not been decided”*. If it were to be used as a bedroom, there is ample parking on site and as such no concern.

Furthermore, if the loft was to be used as a bedroom it would have four roof lights to allow for natural sunlight, daylight or ventilation. The proposed floor space for the loft is 22.85 sq.m. This complies with the minimum requirement for a single bedroom of 7.5 sq.m and a double bed of 11.5 sq.m as set out in the Nationally Described Space Standard.

Neighbouring Amenity: Given the separation distance between no.251 and no.249 being over 5m. The proposal would not result in harmful impacts upon overbearing, loss of light or overlooking. Furthermore, no.249 does not have any first-floor side window on the elevation which borders that of no.251.

The roof lights would not have an adverse impact upon the neighbouring amenities.

Landscape and Trees: The site is on a Green Route Enhancement Area. The north boundary the plot borders Tree Preservation Order (TPO) 430/1988, A1, on Oak,

Ash, Horse Chestnut, Sycamore, Lime, Atlas Cedar, Cherry, Leyland Cypress growing in October 1990. The house is semi-detached and set back within the plot, the front boundary being screened by mature trees and shrubs. Many similar properties along the road have been extensively altered over time.

The TPO trees are sufficiently far from the built form not to be impacted by it, or to be unduly harmed by its construction. Other trees on the site are not formally protected, but the application form states that no removal or pruning will be required, and the officer can see that would be the case.

The extension is not subservient. From some public realm views the green backdrop would be reduced, but not completely obscured. However, being set back, screened by trees, including TPO trees and with its integrating design, relatively small scale and impact it could concur with R23 key consideration point 4, where a seamless continuation is appropriate.

Overall, the application appears to comply with the T&L policies and guidance.

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:	Not required
Recommendation:	Approve
Date:	14 October 2024
Earliest date for decision:	17 September 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	14.10.2024
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