

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250112
Site Address:	62 Cirrus Drive, Shinfield, Wokingham, RG2 9FL
Expiry Date:	28 March 2025
Site Visit Date:	20 February 2025
Proposal: Householder application for the proposed single storey side and rear extension. Followed by a loft conversion to create habitable accommodation, plus the addition of 8no. skylights and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
JCEB Mineral Safeguarding Areas

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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
242907	Application for a certificate of lawfulness for the proposed erection of a single storey side extension, loft conversion to create habitable accommodation along with insertion of roof lights.	Refused - 10 January 2025

CONSULTATION RESPONSES	
Internal	
None	
External	
None	

REPRESENTATIONS	
Parish/Town Council	Shinfield PC – No objection provided parking needs are met
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL	
Site Description:	<p>This site relates to a detached 2 storey corner plot in an established residential area. The area is characterised by a mix of properties including blocks of flats and detached and semi-detached dwellings.</p>
<p>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.</p>	
<p>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.</p>	
<p>Character of the Area:</p>	
<p>The loft conversion would involve the addition of 5 Velux style rooflights, these are a minor addition and have no adverse impact on the character of the area. The lean-to extension to the side of the property will be in the main garden of the dwelling as it is a main corner plot. It is largely screened by solid boundary treatment from the public realm. The use of materials that match the host dwelling means the character of the property is preserved, and overall, the proposal has an acceptable impact on the character of the area.</p>	
<p>Neighbouring Amenity:</p>	
<p>The sole neighbouring property at this dwelling is a block of flats with no ground floor</p>	

windows set close to the shared boundary. Additionally to this, the extension is to be set 1 metre away from the boundary, and have an eaves height of 2.4 metres, both of which are acceptable in the borough design guide. The neighbouring area immediately adjacent to the proposed extension is the entrance to a cycle store of the neighbouring flats. As this is not private amenity space the consideration to loss of light and overbearing to this area is minimal, and hence the overall impact is deemed to be acceptable.

As the extension is single storey, there is no concern regarding overlooking in this part of the proposal. Regarding the roof lights, three of the openings facing the block of flats and a neighbouring window. However, as the base of the rooflights are approximately 2.15 metres above the floor level, it is not considered that there is potential for a harmful and intrusive overlooking impact.

Highway Access and Parking Provision:

The existing parking provision of four spaces is deemed adequate for the property, hence there are no concerns around parking provision.

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:	No
Recommendation:	Approve
Date:	5/3/25
Earliest date for decision:	21 February 2025

Recommendation agreed by: (Authorised Officer)	MC
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Date:	05.03.2025
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