

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260999
Site Address:	58 Chestnut Crescent, Shinfield, Wokingham, RG2 9EJ
Expiry Date:	17 August 2026
Site Visit Date:	7 July 2026
Proposal: Householder application for the proposed erection of a single storey front extension and changes to fenestration following demolition of existing front extension.	

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 CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal	
WBC Ecology: 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 terraced 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 *“front extensions should generally be no more than 1 storey in height and should not project significantly forwards of the building line”*. The front extension is only single storey and matches the existing depth of the existing front extension. Thus, it would comply with the BDG. Furthermore, the proposed design of the front extension would match that of no.56 & 57 (see below) and as such would not look out of place nor harm the street scene.



The new window as part of the front extension would be similar to the existing in size and proportions of current ground floor window along Chestnut Crescent, meaning that the proposal would not negatively harm the street scene.

The changes to the fenestration comprising infill to door with window will be located to the rear and not visible from the public realm and such minor change would not harm the street scene.

Neighbouring Amenity:

Overlooking: The new window would overlook onto the road and face the brick wall side boundary of no.82, thus no overlooking concerns.

The window to the rear would be screened by the existing boundary treatments, thus no overlooking concerns.

Loss of Light/Overbearing: Given the minor projection of the front extension matching the same depth of the existing front extension as well as being single storey, it would not result in harmful loss of light or considered to be overbearing.

Ecology:

The preliminary roost assessment submitted with the application states:

Roosting habitat [Buildings]

The proposed development will not affect any of the features that could be used by roosting bats which were noted on B1 during the survey and therefore no impacts to bat roosts are anticipated. This is due to the fact that works will only be undertaken to the single storey flat-roofed porch which is of negligible habitat value. No works will be undertaken on the main roof.

On this basis, the proposed development will have no determination impact on roosting bats.

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.

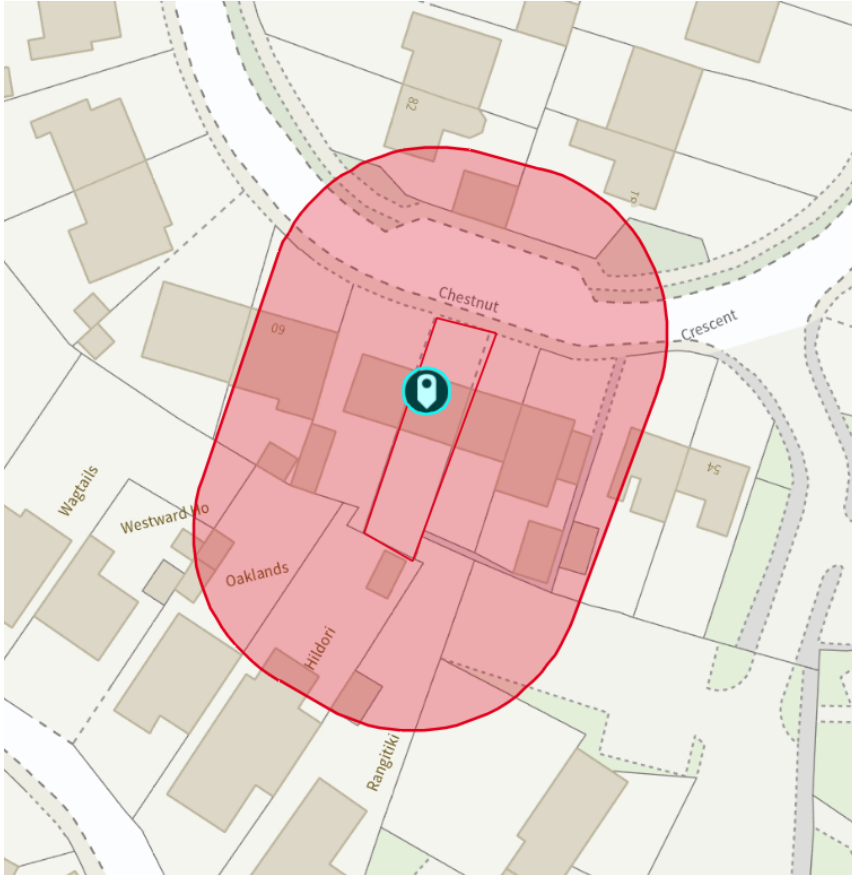
RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	13 August 2026
Earliest date for decision:	15 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	13 August 2026

PLANNING CONSTRAINTS/STATUS

Near Me Report



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No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Shinfield

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE Burghfield: Outer Zone	This is the OCZ.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Wokingham Borough Council Owned Land | Total count: 1

#	Address	Tenure	Title_no
1	Schoolgreen Farm, Shinfield	Absolute Freehold Estate in Land	BK10297

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	JN917	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	JN918	Ecology Officer, Green Infrastructure Team

3	Bat survey required for planning applications that involve roof modification or demolition.	JO917	Ecology Officer, Green Infrastructure Team
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Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000430000&notes=11401&location=473092,167428%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Loddon River Valley

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Shinfield Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Shinfield CP	0 m