

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250499
Site Address:	11 Wychelm Road, Shinfield, Wokingham, RG2 9DJ
Expiry Date:	1 May 2025
Site Visit Date:	7 April 2025
Proposal: Householder application for the proposed single storey rear extension. Plus, the installation of roof lights and changes to fenestration. Following the demolition of the existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Development Location
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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 CC02 – Development Limits CC06 – Noise CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Shinfield School Green Village Character Statement Shinfield Neighbourhood Plan

PLANNING HISTORY

No Planning History.

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received.

REPRESENTATIONS

Parish/Town Council	No comments to make
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL**Site Description:**

The application site is chalet bungalow. The surrounding area of Wychelm Road is quite diverse in terms of housing type, design and scale. The site is set back from the public highway allowing for a modest front driveway/patio with simple flora and fauna. The driveway can fit at least three cars minimum.

The existing dwelling is finished in pebbledash with dark tiles on the roof and white fenestration.

Proposal:

Planning permission is being sought for a single storey rear extension, installation of roof lights, changes to fenestration and the demolition of existing conservatory.

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.

Design/ Character of the Area:

In terms of policy CP3 'General Principles for Development', point (a) states that proposed developments should be of an appropriate scale, mass, layout, built form, height, materials and character to the area together with a high-quality design. The proposed development matches the existing activity and character of the area.

In terms of rear extensions, the Borough Design Guide states these should not project more than 4m from the main rear wall. It also states that the maximum eaves and ridge height should be no more than those of the existing property.

The proposed rear extension would project beyond the rear wall of the original dwelling by 3.8 m and the maximum height of the extension would measure around 3.24 m. The proposal therefore complies with the Borough Design Guide in terms of depth. However, the height of the extension does extend above the eaves line of the main house. The Borough Design Guide also states that the eaves of the extension should not exceed 3m within 2m of the boundary. With a flat roofed extension, the eaves are also the maximum height. As such, the extension does conflict with the Borough Design Guide in terms of eaves height and being slightly above the eaves line of the main house. However, given the extension would be at the rear of the property and the increase above and beyond the guidance is modest, there is not considered sufficient grounds to resist the proposal based on its height.

As the extension is focused at the rear of the property, it would have limited visibility within the street scene. The loss of the conservatory is not monstrous harm to the overall street scene or a loss of a prominent feature of the neighbourhood, as there not many properties have conservatories. As the removal and development are all located at the rear of the property it is not considered this would significantly impact the front elevation or the street scene. Similarly, No 7 Wychelm Road Shinfield has had a similar scheme approved and implemented (WBC ref. 141469).

The rear extension would not exceed that of the existing rear building line on Wychelm Road, the projection of the extension would match the building line of No 7 Wychelm Road and No 15 Wychelm Road. The roof form proposed for the rear extension would match the design in terms of existing garage roof form (flat roof) that the extension would be connected to.

In terms of external materials, these are to match the original dwelling, and this will be secured via condition.

Overall, the proposal is considered comply with general guidance in the Borough Design Guide and policy CP3 in terms of being appropriate scale, relative the development in the surrounding area.

Neighbouring Amenity:

Policy CP3 states that development should not have a detrimental effect on the amenities of adjoining land users.

Overlooking:

One side window is proposed to be installed on the west elevation, along with two rooflights. However, owing to the rooflights position in the roofscape, they should not result in overlooking. The side window on the west elevation would on look onto a vegetative fence separating No 11 Wychelm Road and No 9 Wychelm Road and so would not result in overlooking to the neighbouring property The proposed rear

windows would be located a substantial distance off the rear boundary with properties on Fairmead Road.

Loss of Light:

A 45 – degree angle test was performed on both No 9 Wychelm and No 15 Wychelm Road from the nearest habitable room. The 45-degree line was not breached for either neighbour, therefore the proposal would not result in substantial loss of light for either neighbour.

Overbearing:

The proposed rear extension would not exceed the rear building line of no. 15. Furthermore, the existing garage at the site separates this proposal from this neighbour. However, the extension would project past the rear elevation of no. 9 by the entire depth of the extension. However, overbearing impacts on this neighbour would be mitigated due to the extension's modest depth (under the 4m outlined in the Borough Design Guide), the boundary treatment in place and the distance between the western elevation and the boundary exceeds that of 1 m (which is the minimum specified in the Borough Design Guide).

Highway Access and Parking Provision:

Policy CP6 states that development should not cause highway problems. Policy CC07 states that sufficient parking should be provided on site as a result of development.

As the proposal is not incorporating any garage conversions or a loss of parking spaces, the current parking provisions available on site is sufficient.

Ecology:

Policy CP7 of the Core Strategy and TB23 of the MDD seek to protect biodiversity.

The proposal site was identified to be in a bat roosting area , however as the proposed works do not implicate the main roof and the demolition works relate to a glass roofed conservatory and it is not considered to be a viable location for bat roosting. WBC Ecology Officer reviewed the proposal and concluded (at the time the application was validated) that there is no need for the application to be accompanied by a PRA (Preliminary Bat Roost Assessment).

Conclusion:

In consideration of the assessment made above, the proposal is considered acceptable and recommended for approval.

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 subject to conditions: 1. Full Planning Permission – 3 Years 2. Approved Details 3. Materials
Date:	23 April 2025
Earliest date for decision:	27 March 2025

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Recommendation agreed by: (Authorised Officer)	
Date:	23/04/25