DELEGATED OFFICER REPORT

WOKINGHAM BOROUGH COUNCIL

Application Number:	260162
Site Address:	19 Salmond Road, Shinfield, Wokingham, RG2 8QN
Expiry Date:	06 November 2026 (EoT)
Site Visit Date:	5 March 2026
Proposal: Householder application for proposed single-storey front porch and rear 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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY		
Application No.	Description	Decision & Date
193380	Application for a certificate of lawfulness for the proposed conversion of the loft including creation of a rear dormer.	Approved 15/01/2020
200376	Householder application for the proposed erection of a single storey front extension, two storey front extension, single storey side	Approved 01/04/2020

Public: Information that can be seen and used by everyone inside and outside the Council.

	extension, loft conversion to create habitable accommodation, plus the insertion of 7no. roof lights.	
201766	Householder application for the proposed erection of a two storey front extension, canopy roof to create porch, loft conversion to create habitable accommodation with rear facing dormer, single storey side extension including 2no roof lights and changes to fenestration.	Approved 17/08/2020
250423	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 3.00m and the height of the eaves 2.40m.	Prior approval not required 18/03/2025

CONSULTATION RESPONSES
Internal
WBC Landscape and Trees – No objection subject to conditions.
External
None

REPRESENTATIONS	
Parish/Town Council	No comment
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:
The application seeks householder planning permission for the erection of a single storey front porch and single storey rear extension at 19 Salmond Road, Shinfield. The proposed front porch would enclose and project forward of the existing principal entrance, positioned centrally between the existing front bay windows. The rear extension would extend the existing ground-floor accommodation across the rear of the dwelling.

Principle of Development:
The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development. Policy S3 directs that Policy S4 should be applied to development proposals within settlements. Policy S4 states that such proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the Framework, including where a proposal fails to comply with a national decision-making policy which expressly requires development to be refused in specific circumstances.

Public: Information that can be seen and used by everyone inside and outside the Council.

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.

Character of the Area:

Rear Extension:

The proposed single storey rear extension would project from the rear of the garage to be in line with the existing rear building line. The rear extension would have a flat roof which would match the height of the existing single storey rear element. The proposed extension would essentially infill the gap behind the garage and, as such, would appear as a subservient and proportionate addition to the dwelling. Given the single storey nature of the extension and its location at the rear of the dwelling, it is considered that the extension would cause no harm to the appearance of the dwelling or to the wider character of the area.

Front Extension:

The proposed single storey front extension would form a porch centrally positioned on the front elevation of the dwelling, between the existing projecting bay windows. The porch would project forward of the existing recessed entrance and would incorporate a pitched roof. Whilst the porch would result in development forward of the principal elevation, it would be modest in scale and would sit between the existing projecting elements of the dwelling. As such, the porch would not appear as an unduly prominent addition and would remain proportionate to the scale and appearance of the host dwelling. It is therefore considered that the proposed front extension would cause no harm to the character and appearance of the dwelling or the wider street scene.

Neighbouring Amenity:

Rear Extension:

The proposed single storey rear extension would essentially infill the area to the rear of the existing garage, bringing this element in line with the existing rear building line. Given the single storey nature of the extension and the relationship with the neighbouring properties, no concerns are raised with regards to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed extension would be set right on the boundary with the neighbouring property and would have an eaves height of 3 metres. As such, the extension would comply with this guidance and, given its limited projection and overall scale, would not appear unduly overbearing or physically oppressive when viewed from the neighbouring property. Overall, the proposed rear extension would cause no harm to neighbouring amenity.

Front Extension:

The proposed front porch would be located centrally on the front elevation of the dwelling and would be sufficiently separated from the neighbouring boundaries. Given its modest scale and location, no concerns are raised with regards to overlooking, overbearing or loss of light to neighbouring properties.

Public: Information that can be seen and used by everyone inside and outside the Council.

Residential Amenity Space:
The proposal poses no harm to the usability of the site's rear amenity space for current and future occupiers.

Landscape and Trees:
The Council's Landscape and Trees Officer was consulted on this application, and they have no objection to the proposal subject to a condition requiring a scheme of landscaping. They would expect the landscaping plan to include retained, removed, and new trees and planting, including size, spacing and numbers, additionally any hardstanding should be clearly indicated along with retained and proposed boundary treatment for the front, rear and side garden areas. Additionally, they have recommended a further condition for trees to be retained in accordance with the submitted Tree Assessment Plan. Accordingly, both of these conditions are recommended.

Conclusion:
For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	4 November 2026
Earliest date for decision:	18 February 2026

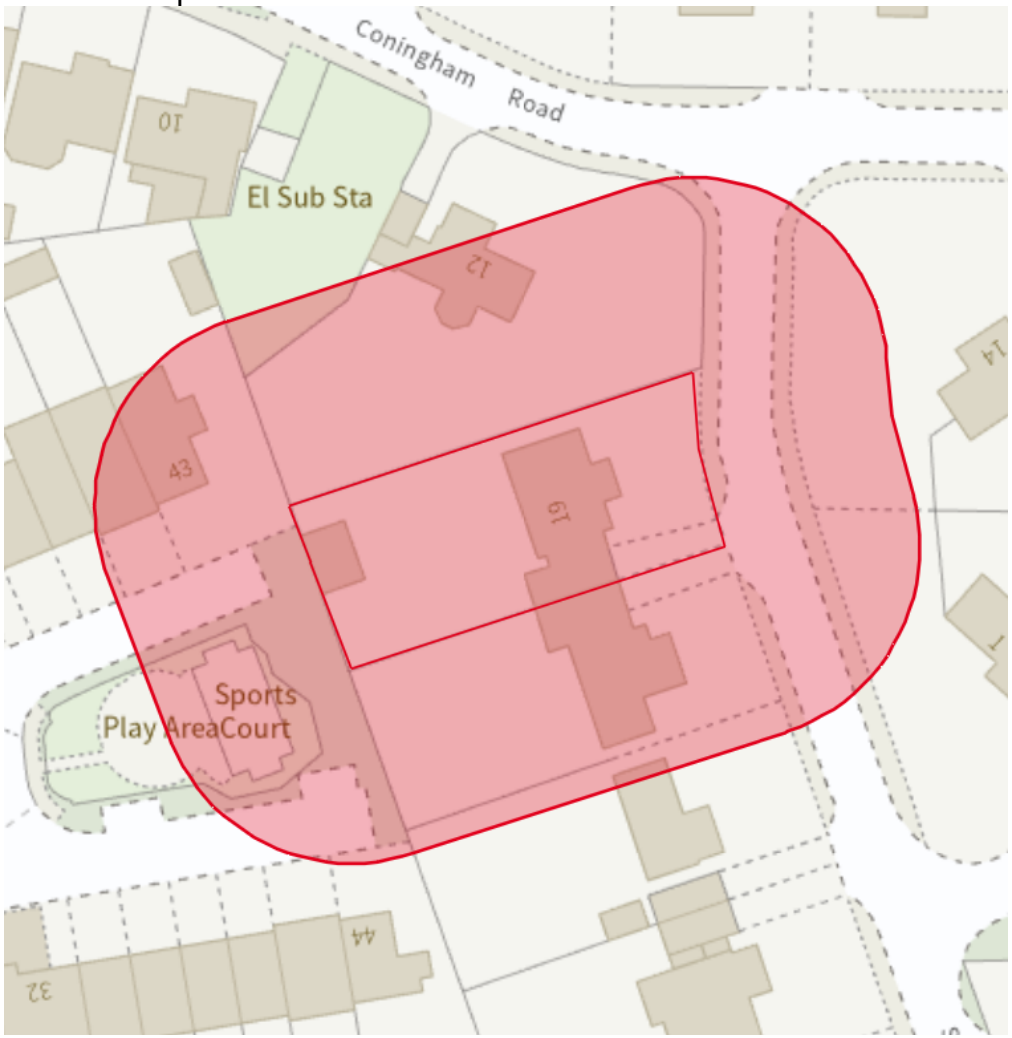
Public: Information that can be seen and used by everyone inside and outside the Council.

Recommendation agreed by: **(Authorised Officer)**	
Date:	05/11/26

Public: Information that can be seen and used by everyone inside and outside the Council.

PLANNING CONSTRAINTS/STATUS

Near Me Report



Powered by Esri

No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Shinfield (North of the M4)

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE Burghfield: Outer Zone	This is the OCZ.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

EA Groundwater Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency
2	Groundwater Consultation Zones	Groundwater Consultation Zone 2	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000¬es=11404&location=475984,168857%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Grazeley Farmed Clay Lowland

Tree Preservation Orders Served or Confirmed | Total count: 2

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0680-1994	Single	Confirmed
2	TPO-1802-2021	Single	Confirmed

Districts Consultation Zone | Total count: 1

#	NAME	DESCRIPTIO
1	Reading (B)	Unitary Authority

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