

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242909
Site Address:	Alstonby, Shinfield Vets, Shinfield Road, Shinfield, Wokingham, RG2 9BE
Expiry Date:	31 January 2025
Site Visit Date:	10 January 2025
Proposal: Full application for the proposed installation of 2No. Portakabin buildings to be used as a consultation space & a staffroom for a period of 104 weeks (Retrospective).	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Dev. Location (Shinfield (North of the M4))
Great Crested Newt Consultation Zone
Landscape Character Assessment Area

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 CP7 – Biodiversity 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 CC06 – Noise CC07 – Parking TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	The JMWP does not apply to this scale of application.
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
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12871	Use of one room and part of entrance hall as veterinary consulting rooms.	Approved 21/05/1980
17438	Use of one room as office/recovery room in connection with the existing veterinary practice and formation of staff toilets.	Approved 11/05/1982
17442	Conversion of roof space into two bedrooms and bathroom.	Approved 11/05/1982
18195	Single storey rear extension to form two bedrooms and bathroom.	Approved 08/10/1982
20403	Installation of prefabricated 'portacabin' type office on site of existing garage for veterinary practice.	Approved 01/12/1983
22261	Carport	Approved 11/09/1984
31461	Relaxation of condition 6 of application 12871 "No animals shall be kept at premises overnight"	Approved 15/09/1988

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions. *Officer comments: This will be discussed within the main report.*

WBC Ecology – No comments received

External

None

REPRESENTATIONS

Parish/Town Council	No comment
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on the application and had the following comments to make: - Local residents were not notified of the planning application. <i>Officer comments: Neighbour notifications are only issued to properties that share an adjoining boundary. All required neighbour notification letters were issued on 19/11/2024.</i> - The portacabins are industrial and out of keeping with the residential character of the area. <i>Officer comments: The impact of the portacabins on the character of the area will be assessed within the main report.</i> - There is a visual impact to those who overlook the car park at the rear.

	<i>Officer comments: The impact on neighbouring amenities will be assessed within the main report.</i> • Temporary screening along the Pearman's Glade boundary should be considered. <i>Officer comments: During a site visit on 10/01/2025 it was noted that there was already sufficient boundary treatment along the southern and eastern boundaries.</i>
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APPRAISAL

Site Description:

Shinfield Vets is located on the eastern side of the Shinfield Road, to the South-East of Reading, just to the North of the M4. The site features a chalet style bungalow from which the Shinfield Vets clinic operates. There is space for parking at both the front and rear of the clinic.

Description of Development:

This application seeks permission for the erection of 2 no. portacabins to be located to the rear of the existing clinic for a period of 104 weeks (commencing from the installation date which the agent has confirmed as being 30/08/2024). One of the portacabins would be used as an additional consultation room, and the other would be used as a staffroom space. The portacabins would allow for the vets and administration staff to continue to operate at full capacity.

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 portacabins are located to the rear of the existing Shinfield Vets clinic. The portacabins both have a depth of 7.3 metres, a width of 3.1 metres, and a height of 2.6 metres. They are set 1 metre from the boundary with the neighbouring property Cathay, which operates as a dental practice. When considering their location, along with the size and scale, it is deemed that the portacabins are acceptable in their proposed location. They would not be visible from the street scene, and therefore it is not deemed that they would negatively impact upon the character of the area.

Neighbouring Amenity:

Overbearing & Loss of Light:

The proposed portacabins are single storey in nature and are set 1 metre from the boundary with the neighbouring property. To avoid being overbearing, guidance in the Borough Design Guide (BDG) states that development should not exceed 3 metres within 2 metres of a side boundary. There is a one metre separation from the boundary, and a maximum height of 2.6 metres shows compliance with this guidance relating to overbearing. In terms of loss of light, the modest height and 1 metre separation raises no concerns with respect to this.

Overlooking:

The proposed portacabins feature windows on the northern side elevation facing towards the neighbouring property Cathay. There is boundary treatment in the form of a fence between the application site and Cathay, but this fence is relatively low in height and outlook from the windows would look over the fence. However, the land to the rear of Cathay is used for parking for the dental practice. It is therefore not considered that the windows on the northern side elevation would introduce any significant overlooking concerns.

Intensification:

The proposed 2 no. portacabins are providing a staff room and a further consultation room. There is no increase in staff associated with the proposal, the further space is merely allowing the clinic to better operate at its existing capacity. Therefore, it is not deemed that there would be an intensification of the use of the site. Additionally, it is not deemed that a further consultation room and staff room would result in an unacceptable noise level increase for neighbouring properties.

Highway Access and Parking Provision:

The Council's Highways Officer has no objection to the proposed parking layout. They find that it will maintain parking and turning for 10 spaces, which is a similar level to the existing provision. At the time of writing this report, the portacabins have been in operation for 6 months. We are able to use this period for review and the WBC Traffic Management Team have confirmed that there have been no concerns with any on-street parking in this location. The Highways Officer has recommended a condition that would require the submission of a Parking Management Strategy. However, as the proposed level of parking is deemed as acceptable, and as the Traffic Management team have had no concerns with this location, it is considered that attaching the recommended condition would be too onerous and unreasonable. Accordingly, the condition is not recommended.

Conclusion:

For the reasons 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, 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.

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:	Not required
Recommendation:	Approve
Date:	19 March 2025
Earliest date for decision:	10 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	26/03/25