

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251220
Site Address:	24 Ducketts Mead, Shinfield, Wokingham, RG2 9GY
Expiry Date:	17 July 2025
Site Visit Date:	12 July 2025
Proposal: Householder application for the proposed erection of a single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Archaeological Sites
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location of Shinfield (north of the M4)
Landscape Character Assessment Area - Spencers Wood Settled and Farmed Clay
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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
O/2003/8533 031109	Outline application for the proposed erection of 75 dwellings with access and open space. Duplicate with O/2003/8534.	Approved 01/10/2003

O/2003/8534 031110	Outline application for the proposed erection of 75 dwellings access and open space. Duplicate application with O/2003/8533.	Approved 11/05/2004
VAR/2006/8326 060572	Proposed variation to condition 13 of consent RM/2005/5890 to allow a temporary construction access off the Shinfield Road during construction works.	Approved 05/09/2006
RM/2005/5890 052318	Reserved Matters Application on Outline Consent O/2003/8534 for the erection of 75 dwellings with landscaping, parking and public open space.	Approved 14/12/2005
251037	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.	Refused 15/05/2025

CONSULTATION RESPONSES

Internal

WBC Property Services
WBC Green Infrastructure
WBC Cleaner and Greener

No comments received from any of the above.

External

None

REPRESENTATIONS

Parish/Town Council	No Objection
Ward Member(s)	No comments received
Neighbours	One comment was received regarding access during construction – this is not a planning consideration.

APPRAISAL

Site Description: The application site comprises a detached six-bedroom residential property, across three floors. The property is located on Ducketts Mead Road in Shinfield, at the point where the road transfers from adopted highway to a private road which provides access to the property in addition to numbers 25, 26 and 27 Ducketts Mead.

The most immediate neighbour to the property is 25 Ducketts Mead, it borders the site to the southwest, however the existing garage and outbuilding of the property subject of this application are situated immediately adjacent along the site boundary.

To the northeast of the application site is Ducketts Mead footpath. The application site is located within the Major Development Location of Shinfield (North of the M4).

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 application seeks permission for a single-story rear extension. The extension measures approximately 2.2 meters in depth and 3.75 meters in width, projecting from the rear of the dwelling by approximately 0.95 meters. It is set in from the boundary by approximately 4.5 meters.

The development would otherwise fall under permitted development as per the Town and Country Planning (General Permitted Development) Order 2015 (GPDO). However, Permitted Development (PD) rights under Class A of the Order have been withdrawn by planning condition 3 of planning application reference RM/2005/5890, which states:

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no buildings, extensions, or alterations permitted by Classes A, B, C, and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character of the premises and the residential and visual amenities of the occupiers of the adjoining properties.”

The GPDO has since been updated and is now the Town and Country Planning (General Permitted Development) Order 2015. As a result of this condition, householder consent is required.

The proposed rear extension would not be visible from the public highway, and therefore, there are no implications for the character of the area. Additionally, its proportionate scale and proposed design would result in a proposal that would have an acceptable impact on the appearance of the dwelling.

Neighbouring Amenity:

The proposed rear extension would extend slightly beyond the rearmost wall of the existing dwelling. While the proposed extension would introduce side-facing windows on the southwest elevation, these would overlook the existing single-story outbuilding. This, along with the significant distance between the proposed extension and the

property boundary, ensures that there would be no concerns regarding overlooking neighbouring properties.

The extension is single-story and, due to its position within the plot, will not result in any loss of light. The extension is modest in size compared to the existing dwelling and would therefore not result in an overbearing impact on neighbouring properties.

Highway Access and Parking Provision: The proposal does not intend to increase the number of bedrooms; therefore, no additional demand will be placed on parking provision. The development is confined to the rear of the property and does not affect access. The proposals are therefore acceptable in terms of highway.

Amenity Space: Section 4 of the Borough Design Guide (BDG) provides guidance on the provision of amenity space, recommending a depth of 11 metres for private gardens. The existing property has a short but wide rear garden, currently measuring approximately 8.7 metres at its longest point. This will remain unchanged with the proposed rear extension being located only on the southwestern corner of the existing dwelling. Additionally, given that the plot is approximately 16 metres wide, there will still be ample garden space for current and future occupiers.

Conclusion: The development would not be visible from the street and would not harm the character of the area or the existing dwelling. It would not negatively impact neighbours, nor result in an unacceptable loss of private amenity space. For the reasons stated above, the proposal is acceptable in local plan policy terms and is therefore recommended for approval subject to the conditions set out in the decision notice.

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:	Yes
Recommendation:	Approval
Date:	11 June 2025

Earliest date for decision:	14 June 2025
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Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	17/06/2025