

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261266
Site Address:	L'Ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY
Expiry Date:	22 July 2026
Site Visit Date:	See - 252252
Proposal: Application to vary condition 2 of planning consent 252252 for the proposed erection of a rooftop extension with terrace decking and a single storey rear extension to the existing main building, alterations to the fenestration and internal layout, the erection of a detached 1.5 storey garage with incidental first-floor accommodation, a single storey storage outbuilding, pergola and entrance gate together with landscaping and parking alterations, following the demolition of the existing single-storey rear extension. Condition 2 refers to the approved details and the variation is to increase the size of the detached garage by 0.5m.	

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 CP4 – Infrastructure Requirements CP7 – Biodiversity 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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
Wokingham Borough Local Plan Update (LPU) (N.B. the	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C2 – Mitigation of transport impacts and highway safety and design C4 – Green and blue infrastructure and public rights of way

LPU is considered to hold overall limited weight at this time).	C5 – Parking and electric vehicle charging FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain 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
252253	Listed Building Consent for the proposed erection of a rooftop extension with terrace decking and a single storey rear extension to the existing main building, alterations to the fenestration and internal layout, the erection of a detached 1.5 storey garage with incidental first-floor accommodation, a single storey storage outbuilding, pergola and entrance gates together with landscaping and parking alterations, following the demolition of the existing single storey rear extension.	Approved, 24/03/2026
252252	Householder application for the proposed erection of a rooftop extension with terrace decking and a single storey rear extension to the existing main building, alterations to the fenestration and internal layout, the erection of a detached 1.5 storey garage with incidental first-floor accommodation, a single storey storage outbuilding, pergola and entrance gate together with landscaping and parking alterations, following the demolition of the existing single-storey rear extension.	Approved, 24/03/2026
241536 (Not implemented)	Application for a Lawful Development Certificate for the proposed change of use to an office (Use Class E (g)(i).	Approved – 23/07/2024
233180 & 233181 (LBC)	Proposed change of use of existing buildings to 1no. residential dwelling and annexe (Use Class C3) with erection of a single storey rear extension and roof terrace following demolition of the existing single storey rear extension and	Conditionally Approved – 15/05/2024

	changes to fenestration, plus erection of 1no. outbuilding following demolition of 2no. existing outbuildings and associated landscaping.	
233190 & 233191 (LBC)	Proposed change of use of existing buildings to 1no. residential dwelling and annexe (Use Class C3) and changes to internal layout and external appearance of the annexe.	Conditionally Approved – 26/04/2024
232856 & 232857 (LBC)	Proposed change of use of existing buildings to 1no. residential dwelling with associated annexe and outbuilding (Use Class C3).	Conditionally Approved – 05/02/2024
170753	Listed building consent for the proposed installation of new internal Air Conditioning Unit and associated external pipework.	Approved – 22/05/2017
163305	Application for Listed Building consent for the installation of 2no condenser units and 1no AHU (Air Handling Unit) (retrospective).	Approved – 19/01/2017
162599 & 162600 (LBC) (Not implemented)	Proposed erection of a detached development kitchen and store plus timber over-cladding of the proposed building and existing office building.	Approved – 29/11/2016
LB/2013/2254	Application for retrospective Listed Building Consent for the erection of a single storey side extension to create an additional office area.	Approved – 05/02/2015
F/2010/1868	Proposed erection of single storey side extension to create additional office area.	Approved – 13/10/2010
LB/2004/3196	Listed building application for the proposed refurbishment of existing bathrooms and conversion of offices to dining rooms.	Approved – 16/12/2004
LB/2001/3753	Proposed alterations to listed building.	Approved – 25/05/2001
36670 & 36671 (LBC)	Proposed conservatory.	Approved – 21/11/1990
09248	Change of use to partial restaurant and living accommodation.	Approved – 23/11/1978

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections.
WBC Landscape and Trees – No objections.
WBC Built Heritage Officer – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council - No comment.
Ward Member(s)	No comments received
Neighbours	1 Vicarage Court - An objection has been received from the occupier of the neighbouring property east of the subject building. The concerns raised relate to the proximity of the proposed garage to the shared boundary, its height and first-floor accommodation, including the potential for overlooking from rooflights. The objector also raises concerns regarding loss of light and sunlight to their property, particularly to a lounge window, and suggests that the building could be repositioned further from the boundary. Concerns are also expressed regarding the potential future conversion of the first-floor accommodation to a separate residential unit. <i><u>Officer comment</u> – Please refer to the ‘Neighbouring Amenity’ and ‘Other matters’ sections within this Officer Report.</i>

APPRAISAL**Site Description:**

The site comprises a mid-19th Century Grade II listed building located adjacent to the western edge of the settlement of Shinfield.

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 proposal seeks to increase the length of the approved detached 1.5-storey garage/outbuilding by 0.5 metre, from 9.6 metres to 10.1 metres. This represents a relatively minor increase in scale which would not materially alter the overall

appearance, form or character of the approved building. The garage would remain subservient to the host dwelling and proportionate to the size of the plot, whilst also remaining comparable in scale to other sizeable outbuildings and structures within the surrounding area. As a result, the proposed variation would not give rise to any additional harm to the character or appearance of the site, nor would it adversely affect the setting of the listed building.

Neighbouring Amenity:

Given the modest increase in length proposed, the garage/outbuilding would remain appropriately sited and proportioned within the plot. As such, the amendment would not result in any unacceptable overbearing impact or material loss of light to neighbouring occupiers. Furthermore, the proposal does not introduce any additional windows or openings and therefore would not give rise to overlooking or any loss of privacy.

An objection has been received from the occupier of No. 1 Vicarage Court, located to the east of the site, raising concerns in relation to the proximity of the building to the shared boundary, potential overlooking, loss of light, and the potential for future residential use of the first-floor accommodation. The objector also suggests that the building should be positioned further away from the boundary.

The Case Officer notes that the principle of the development, including its impact on neighbouring amenity, was previously assessed and found acceptable under planning permission ref. 252252. This application solely seeks to extend the approved building by 0.5 metres. As set out above, this limited amendment would not result in any materially different impacts on neighbouring amenity.

The proposed 1.5-storey outbuilding would provide its primary first-floor outlook to the front, with rear rooflights set approximately 10.5 metres from the rear boundary, offering only oblique views of the skyline rather than direct overlooking of neighbouring properties. In terms of light impacts, the building would be positioned approximately 5.6 metres from the western elevation of No. 1 Vicarage Court. Given the intervening separation distance and pitched roof form, any potential impact on light to side-facing windows would be limited. The main private outlook of No. 1 is to the rear, which would remain unaffected, and the side windows provide only secondary outlooks. In addition, the separation distances involved are sufficient to ensure there would be no adverse impact on neighbouring garden areas.

Highway Access and Parking Provision:

The proposal would provide additional manoeuvring space for the parking of six vehicles, as previously approved, and would not alter or adversely affect the existing parking arrangement on the application site. As such, no highway-related objections are raised.

Flooding and Drainage:

The proposed increase in building footprint is modest and of a scale that would not give rise to any additional drainage implications arising from the development.

Landscape and Trees:

given the modest scope of development proposed and the distances to any mature trees within the site, the Council's Trees and Landscape Officer has raised no objections.

Other Matters:

The occupier of No. 1 Vicarage Court has raised concerns regarding the potential future conversion of the first-floor accommodation into a separate residential unit. However, condition 14 attached to the original permission under reference 252252 restricts the use of the outbuilding to incidental and ancillary purposes only. As such, any separate residential occupation would require a further grant of planning permission and cannot be undertaken under the existing consent.

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:	Approval
Date:	18 June 2026
Earliest date for decision:	17 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	22.06.2026
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