

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253043
Site Address:	10 St Barnabas Road, Shinfield, Wokingham, RG2 8ED
Expiry Date:	10 February 2026
Site Visit Date:	17 December 2025
Proposal: Full application for the proposed change of use to mixed residential and commercial use along with erection of a pitched roof onto existing outbuilding (retrospective).	

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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging
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
	There is no relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection, subject to conditions.
WBC Drainage – No objection.
WBC Highways – No objection, subject to condition.
WBC Waste Services – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site consists of a two-storey semi-detached property located on the southern side of St Barnabas Road, Shinfield. To the rear of the host dwelling is a detached garage. The application site forms part of a mid-twentieth century housing development. Properties in the development are similar in age and style. Typical materials include brick, painted brick and render.

The area surrounding the application site is predominantly residential, with retail and commercial units approximately 115m to the west.

Proposal:

This application seeks retrospective approval for the conversion of the existing detached garage, the erection of a pitched roof above the garage, and the change of use from residential to a mixed use of residential and beauty business to operate within the converted garage.

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:

St Barnabas Road forms part of a 1950s housing development characterised by semi-detached and terraced dwellings. The property is set within a decent sized plot, with a well-proportioned front garden providing off-street parking. The surrounding area is typified by similar semi-detached and terraced dwellings, arranged at a medium-density and benefitting from established boundary treatments, including mature hedgerows. The vegetation makes a positive contribution to the street scene and wider semi-verdant character of this locality. The existing front boundary treatment would not be altered by the proposed development.

Many of the properties along the road have already benefitted from alterations and extensions in a variety of forms and designs. While dwellings are not uniform in appearance, there is a coherence to the street scene derived from shared architectural influences typical of the period. These include straight lines, simple forms and pitched and hipped roof forms. These features create a distinctive and consistent character reflective of mid-20th century design.

The application site benefits from an existing detached garage located within the curtilage of the host dwelling. The proposal includes the erection of a pitched roof to replace the original flat roof. CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The detached garage is located to the rear of the host dwelling along the eastern shared boundary. The surrounding area is characterised by residential properties of similar scale and appearance, with ancillary outbuildings commonly present.

The proposed changes do not alter the existing footprint of the garage; however, the original flat roof would be replaced with a pitched roof resulting in a modest increase in overall volume. The new roof would have a ridge height of approximately 3.95m and would retain the same eaves height as the original garage. By virtue of the position of the garage to the rear of the host dwelling and the existing single-storey side extension, there would be limited views of the proposed development from the public realm. In addition, pitched and hipped roofed outbuildings in rear gardens are already an established feature within the local area. Examples include nos. 18 and 20 St Barnabas Road and nos. 21, 25 and 27 Westlands Avenue. Therefore, the proposed changes would not appear as out of character with the surrounding built form and would cause no detrimental impact to the character of the host dwelling or street scene.

One third party raised objection (via email on 01/01/2026) regarding the proposal resulting in the site becoming 'overcrowded'. However, the proposed development would not increase the footprint of the existing garage structure and would occupy the same position within the site. As there would be no encroachment into the garden area, there would be no loss of private amenity space or impact on site layout. While the replacement pitched roof would result in a modest increase in volume, the increase would be proportionate to the scale of the building with a maximum height that would be subservient to the host dwelling. Therefore, the proposed changes would not

represent an overdevelopment of the site. The site would still function in the same spatial arrangement as existing, and the conversion would be of a scale that is consistent with other outbuildings found within the vicinity.

The beauty business would operate on a small scale and would operate from the converted detached garage, which in terms of design, scale and appearance would appear as a residential outbuilding. The garage measures approximately 5m in width and 4.9m in length with an internal floor space of approximately 24.5sqm.

Externally, the converted garage is consistent with the design of other typical residential outbuildings and would be finished with painted timber cladding and roof tiles to match the main house. No external signage is proposed that would introduce a commercial appearance, thereby preserving the residential appearance of the property and wider street scene.

The business would be run solely by one of the landowners with no additional employees. The business would operate on an appointment only basis with clients attending for individual appointments which would result in a low level of visitor movements. As such, the level of activity associated with the business would be limited and comparable to typical domestic comings and goings.

Neighbouring Amenity:

Overlooking:

The proposed changes to the existing garage would not introduce any additional fenestration. In addition, by virtue of the single-storey nature of the development, and separation distances from neighbouring properties (closest property is approximately 10m from the garage), no detrimental loss of privacy impacts would be generated by the proposed changes.

Loss of Light & Overbearing:

The ridge height of the proposed pitched roof to serve the converted garage would measure 3.95m and is set in from the eastern shared boundary by between 0.9m and 1.85m. The flank wall of the converted garage would be approximately 10.1m from the ground-floor rear extension of no. 14 St Barnabas Road and more than 12m from the rear elevation of no. 16. Page 47 of the BDG recommends that a 12m minimum separation distance should be maintained between back to flank elevations in order to maintain privacy and limit a sense of enclosure. While the separation distance from no. 14 would fall slightly short of the recommended 12m, the majority of the rear fenestration of no. 14 which is located in the original rear elevation would be more than 13.5m away from the flank wall of the host garage. Therefore, in this instance, the separation distances are considered acceptable to ensure that no detrimental overshadowing or overbearing impact would be generated to neighbouring residential amenity.

Noise:

The nature of the use is quiet and would not generate noise, disturbance, or late-night activity that could adversely affect neighbouring occupiers.

The Council's Environmental Health officer has reviewed the proposal and has raised no objection, subject to conditions relating to noise, odour and plant and equipment. While these are noted, the proposed conditions are not precise and would therefore, not be enforceable. As such, the three recommended conditions will not be attached.

However, it will be necessary and reasonable to attach a condition to ensure that any external equipment/machinery associated with the beauty business would require planning permission prior to installation. This is to safeguard neighbouring residential amenity.

Highway Access and Parking Provision:

Due to the location of the existing garage to the rear of the host dwelling and existing side extension, vehicles could not access the garage prior to the proposed changes in any case. Therefore, the conversion of the garage would not result in a loss of on-site parking.

The council's Highways officer was consulted and requested further information relating to operational details, trip generation rates, access and parking. Further information was submitted and reviewed by the Highways officer. They raise no objection to the proposed development, subject to a condition relating to the outbuilding remaining ancillary to the host dwelling. Accordingly, the condition will be attached to any grant of approval.

Amenity Space:

The proposed changes would not result in any loss of private garden space for the occupiers of the host dwelling. Therefore, the existing rear garden that would be retained is considered acceptable to serve the development.

Flooding and Drainage:

The council's Drainage officer was consulted and raised no objection to the proposal. They concluded that the existing dwelling is within flood zone 1 and the impermeable footprint is not increasing. Therefore, no objection is raised in drainage terms.

Conclusion:

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy.

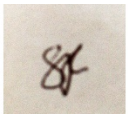
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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:	Approve
Date:	26 January 2026
Earliest date for decision:	10 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	4.2.26

PLANNING CONSTRAINTS/STATUS

Major Development Location
Shinfield Ward
Shinfield Parish