

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252984
Site Address:	1 Longmore Road, Shinfield, Wokingham, RG2 8QG
Expiry Date:	27 February 2026
Site Visit Date:	9 February 2026
Proposal: Full application for the proposed erection of a single storey rear extension, raised platform to form a terrace, garage conversion to a laundry room, and changes to fenestration following demolition of existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposal – Modest Development Location – Shinfield
Tree Preservation Orders
Bat Roost Habitat Suitability
Thames Basin Heaths SPA Mitigation Zones
PRoW Within WB Consultation Zone

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 CC03 – Green Infrastructure, Trees and Landscaping TB09 – Residential Accommodation for Vulnerable Groups
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C4 – Green and blue infrastructure and public rights of way H7 – Specialist accommodation NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
211299	Full application for the proposed erection of a single storey rear pitched roof extension and terrace following demolition of existing conservatory and erection of single storey side flat roof extension.	Approve 13 June 2022
200689	Full application for the erection of a single storey rear pitched roof extension to existing care home, with 5no. roof lights and changes to fenestration along with the creation of a slabbed terrace following demolition of existing conservatory.	Approve 6 May 2020
002519	Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps - Retrospective).	Approve 6 September 2000
991358	Proposed Single Storey Rear Extension to Dwelling to Form Conservatory and Conversion of Garage to Living rooms	Approve 13 July 1999

CONSULTATION RESPONSES

Internal

WBC Property Services – No Comment Received
WBC Highways – No Objection Subject to Condition
WBC Landscape and Trees – No Objection
WBC Ecology – No Comment Received

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site occupies a corner plot and is a two-storey residential nursing home (C2, for which permission was granted in 2000). The main vehicular access is via Bablington Road; the front boundary with Longmore Road has a 5 bar double gate and laurel hedge planting. There is a large tarmac driveway for off-street parking and a private amenity space at the rear.

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.

Proposal: Following demolition of the existing conservatory, the erection of the single storey rear extension to facilitate a lounge, bedroom and accessible shower room. It will measure approximately 8.5m in width, 6.3m in depth, 3.2m in height, and the maximum height from ground level will be approximately 4m. The proposal will have a flat roof, 2 no. windows on the southwest (side) elevation, and 2 no. double doors on the rear elevation.

The terrace forward of the rear elevation will be raised approximately 1m above ground level. It will measure approximately 2.5m in width, 11m in length and the separation distance with the rear boundary will be at least 7m. It will also have a handrail approximately 1m above floor level.

The garage has a flat roof and measures 2.7m in height. It measures 3m in width and 1.8m in depth. The double doors on the south facing elevation will be replaced by a wall and the west facing elevation will have a single door to facilitate a laundry room.

The site plan also shows there will be 4 no. small trees planted within the site and a hedge 5m in length near the entrance gate.

Procedural Matters

Garage Floor and Elevation plans were received by the Council on 18th February 2026, and after the consultation date had ended. However, the revised plans provided additional information to show the height of the garage. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The application site is a two-storey detached residential nursing home that faces the B3270 and M4 motorway to the south and residential dwellings to the north and east of the site. The proposed rear extension would be set within a private amenity space and would not be visible from the public realm. Therefore, it would not cause harm to the character of the area and would not conflict with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The proposed side windows and side windows and rear facing double doors to the lounge would not face onto neighbouring habitable rooms. Also, the maximum height of the 2 no. sets of double-glazed doors would be approximately 3.4m above ground level. The doors would open onto a raised terrace that would be set back at least 7m from the rear boundary which is a closed board fence (2m in height) screened by trees and vegetation approximately 4m in height. Furthermore, there would be 2 additional small trees planted in the rear garden. Therefore, any oblique views towards the rear of 2 Babbington Road will be obscured by the rear boundary, and the proposal would not cause a significant loss of privacy to neighbour amenity.

Loss of Light: There would be no loss of light to neighbour amenity.

Overbearing: The BDG recommends that rear extension should not project more than 4 m from the main rear wall where they are close to a boundary. In this case, the development is single storey, it would project beyond the existing rear wall by approximately 6.3m and be accessed via a terrace raised approximately 1m above the sloping ground level. However, the rear extension would be set within a spacious plot; and the distance from the rear boundary would be approximately 9m; and from the side boundaries, 9m and 24.5m respectively. Furthermore, the proposal will occupy a similar footprint to expired planning permission ref 200689 that was not implemented. Also, approximately one third of the extension will occupy the footprint of the demolished conservatory. The footprint and height of the garage will remain the same. Therefore, the development would not have a significantly overbearing impact on neighbouring occupants given that they would still have access to adequate private amenity space.

Overall, the proposal will comply with Policy CP3 in relation to neighbour amenity.

Landscape and Trees: The Tree and Landscape Officer raises no objection and has commented: *"I have no objections to the proposed rear extension. It will neither have an impact on the protected trees (TPO 390/1988) on the adjacent property to the northwest of the site, in the front garden of 2 Babbington Road nor to the single protected tree (TPO 420/1988) on the adjacent property to the east of the site, in the front garden of 3 Longmore Road.*

Should it be required during construction due to its proximity, I have no objection to the pruning or removal of the existing shrub/tree identified as a Tamarisk (Tamarix) that is located near the northeast corner of the existing conservatory. It has been identified as being slated for removal, as per page 5 of the Aluco Ecology Ltd. Great Crested Newt Statement for the proposed extension, December 2025."

Highways: The Highways Officer raises no objection subject to condition and has

commented: *"The dwelling currently provides 12 habitable rooms, with the proposal resulting in an increase of one additional habitable room. It is understood that the existing access arrangements will remain unchanged. This is considered acceptable. While the proposed alteration on boundary treatment will unlikely have negative impacts on visibility, the proposed sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height. It is understood that the existing parking arrangements will be retained. As the numbers of bedrooms remain unchanged, the Highways assume that there is no change in the numbers of residents and staff. The retainment of current provision is considered acceptable. It is understood that the existing cycle parking arrangements will remain unchanged. This is considered acceptable."*

Requested Condition

CG3 (AMENDED) - VISIBILITY SPLAYS (APPROVED)

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays as approved. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times."

Officer comment: The site is an existing residential care home, and no changes are proposed to the existing access. The site plan proposes 4 no. small trees planted within the site and a hedge 5m in length near the entrance gate. Given that the Highways Officer has confirmed the proposal will have limited impact on visibility, it would not be reasonable to add a Condition related to visibility splays, should the application be approved.

Ecology: The application site is in a location where the habitat is suitable for bat roosting. The proposal does not include works to the main roof, and a Bat Survey is not required in this instance. Nevertheless, should the application be approved, an Informative will be included in the Decision Notice stating:

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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:	Yes
Recommendation:	Approve
Date:	18 February 2026
Earliest date for decision:	26 January 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	18 February 2026