

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243183
Site Address:	6 Songbird Close, Shinfield, Wokingham, RG2 9AB
Expiry Date:	14 February 2025
Site Visit Date:	10 January 2025
Proposal: Householder application for the proposed erection of a single storey rear extension and part conversion of the garage to habitable accommodation with associated changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landfill Gas Consultation Zone
Landscape Character Assessment Area
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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
70802	105 Dwellings	C/A 16/05/00
020065	Application for reserved matters on consent 99/70802/O - Phase 1 - for the erection of 59	C/A 24/07/02

	dwelling.	
020364	Proposed installation of an underground storage tank for surface & storm water drainage. Duplicate application with 2002/6592	C/A 29/08/02
020365	Proposed installation of an underground storage tank for surface & storm water drainage. Duplicate application with 2002/6591.	C/A 29/08/02
RM/2002/7688	RM on 70802 erect 85 dwellings	C/A 18/11/03
242315	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension and partial garage conversion.	Refused 04/11/24

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey semi-detached dwelling linked via 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: The partial garage conversion and single storey lean to roof with 3 roof lights approx. 8.64m in width, 1.98m in length and 3.62m in height. The proposal does not exceed the recommended 4m depth for extensions advocated

within the Borough Design Guide. Given the host property has a very spacious garden and there are similar sized extensions in the surrounding area (e.g 4 Songbird Close). Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The Borough Design Guide has a recommendation that a minimum 1 metre separation gap should be retained between the flank of a property and the site boundary, in order to limit a sense of enclosure. It is noted that the existing property is already up to both side boundaries. As such, an extension that does the same would not result in harm to the character of the area despite not being completely in accordance with the Borough Design Guide.

The proposed materials would match the existing, thus in keeping with the current characteristics of the dwelling.

Neighbouring Amenity:

Overlooking: The 2 double doors as part of the rear extension and the window and rear door for the new utility room as part of the partial garage conversion, would not result in harmful overlooking as the windows would look onto the garden and be screened by the rear fence. Furthermore, along the rear boundary there is vegetation of significant height which would act as natural screening.

Loss of Light/ Overbearing: As the extension is single storey it would not have any adverse impacts upon overbearing or loss of light. The rear extension would match that of the existing rear building line of no.4.

Highway Access and Parking Provision: While the total numbers of habitable rooms cannot be identified in the submission, the numbers of habitable rooms on the ground floor increased by 1. As the existing garage of dimensions 6.1m x 2.5m does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking of dimensions 5m x 2.5m are proposed within the red line.

According to the WBC Car Parking Standards, the development in Urban location will generally require two to three parking within the red line boundary, subject to the total numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Beyond the two-driveway parking proposed in the proposal, an additional parking space of suitable dimensions can be provided in front of the proposed store, which will meet the council's requirement. The applicant is expected to utilise the existing dropped crossing for the proposed spaces and the vehicles shall not encroach with the public footway.

The proposed store will be suitable for cycle storage, which is acceptable.

Amenity Space: The proposal reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of

the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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:	Not required
Recommendation:	Approve
Date:	13 February 2025
Earliest date for decision:	28 January 2025

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Recommendation agreed by: (Authorised Officer)	MC
Date:	14.02.2025