

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261486
Site Address:	1 Ilbury Close, Shinfield, Wokingham, RG2 9DE
Expiry Date:	28 July 2026
Site Visit Date:	2 July 2026
Proposal: Permission in principle application for the proposed construction of 2 dwellings on land adjacent to 1 Ilbury Close.	

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery
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 TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM15 - Site History
Wokingham Borough Local Plan	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS10 – Meeting our housing needs CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development

Update (LPU)	C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C5 – Parking and electric vehicle charging H1 – Housing mix, density and standards H12 – Residential development of existing private gardens 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 NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH2 – Safeguarding amenity HC5 – Environmental protection HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection subject to conditions
WBC Drainage – Request further information before determination
WBC Highways – No objection
WBC Economic Prosperity & Place – No comments received
WBC Landscape and Trees – Further information required
WBC Ecology – No comments received
WBC Waste Services – No comments received
WBC Cleaner and Greener – No comments received

External

Thames Water Utilities Ltd – No comments received
South East Water – No comments received

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council object to this application and their reasons are summarised below:
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	• Insufficient information has been provided to demonstrate that the site is suitable for two dwellings. Key issues such as highway safety, parking, drainage, ecology, trees, residential amenity and infrastructure capacity are left to a future Technical Details Consent application. • The proposal would develop a prominent corner plot which currently contributes to the openness and spacious character of the area, and the introduction of two dwellings is considered likely to result in overdevelopment and a form of development that is out of keeping with the established pattern of the estate. • The application does not adequately demonstrate that two dwellings represent an appropriate amount of development, with no evidence provided regarding plot sizes, separation distances, parking arrangements, turning space, private amenity space, servicing requirements or visibility splays. • Whilst Shinfield is acknowledged as a sustainable settlement, the application is considered to lack evidence demonstrating that the proposal would constitute sustainable development, including assessment of walking and cycling accessibility, traffic generation, local highway impacts, infrastructure capacity and cumulative impacts. • The Planning Statement references relevant Development Plan policies but does not sufficiently demonstrate how the proposal would respect local character, achieve high-quality design, avoid harm to neighbouring amenity, integrate successfully into the surrounding area or contribute positively to the built environment.
Ward Member(s)	No comments received
Neighbours	One neighbour has commented on this application and their concerns are summarised below: • The application does not demonstrate how the privacy of neighbouring properties would be protected, particularly in relation to potential overlooking of the living room and garden areas of 5 Wheatfields Road. • Potential loss of daylight and sunlight to neighbouring habitable room windows, with a request that any future proposal be supported by appropriate daylight and sunlight assessments. • Objection to what is considered to be an intensive form of development on a constrained corner plot, with concerns that two dwellings may constitute overdevelopment of the site.

	• Concern that sufficient separation distances, private amenity space, landscaping and parking provision may not be achievable whilst maintaining acceptable living conditions for neighbouring occupiers. • Future development could result in an overbearing relationship, excessive bulk and massing, overshadowing, and loss of amenity for neighbouring properties. • Concern regarding the retention, removal and future management of existing trees and landscaping adjacent to the site boundary, including impacts from overgrown vegetation. • Concern regarding whether the site can be developed without causing unacceptable impacts on adjoining occupiers during construction and occupation. • Clarity has also been requested regarding: ○ Distances between future buildings and neighbouring boundaries ○ Whether the development would respect the established building line and pattern of development ○ Potential overlooking from future windows ○ Potential impacts on parking provision and on-street parking pressures
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APPRAISAL

Site Description:

The application site comprises a vacant parcel of land adjoining 1 Ilbury Close, Shinfield, located on a prominent corner plot at the junction of Ilbury Close and Wheatfields Road. The site formerly accommodated a side extension and garage associated with No. 1, which have since been demolished, leaving an enclosed area of land extending to approximately 460sqm. The site is currently enclosed by hoarding and boundary vegetation and benefits from frontage onto both Ilbury Close and Wheatfields Road. The site lies within the defined development limits of Shinfield and occupies a sustainable location with access to local services, facilities and public transport connections. The surrounding area is residential in character and comprises mostly semi-detached dwellings of two different material palettes.

Description of Development:

This application seeks permission in principle for the erection of 2 dwellings on the site.

The Permission in Principle ("PiP") consent route separates the consideration of matters of principle for the proposed development from the technical details of the development. The scope of a Permission in Principle application is limited to the location, land use and amount of development proposed. Other matters, including the detailed design, appearance, layout, scale, landscaping, access, drainage and parking arrangements would be considered through a subsequent Technical Details Consent application.

The application is accompanied by an indicative block plan which demonstrates one potential form of development comprising a pair of two-storey dwellings with associated parking and private amenity space. However, the indicative layout does not form part of the determination of this application and is provided for illustrative purposes only.

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. Policy CP9 directs development towards sustainable settlements within the Borough, and Policy CC02 supports development within defined development limits.

Development of Private Residential Gardens:

Paragraph 75 of the NPPF states that 'local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area'. Policy TB06 of the MDD Local Plan (Development of Private Residential gardens) states that proposals for new residential development that includes land within the curtilage of private residential gardens will only be granted planning permission where:

- a) The proposal makes a positive contribution to the character of the area in terms of:
 - i. The relationship of the existing built form and spaces around buildings within the surrounding area;
 - ii. A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and
 - iii. Existing pattern of openings and boundary treatments on the site frontage
 - iv. Providing appropriate hard and soft landscaping, particularly at site boundaries.
 - v. Compatibility with the general building height within the surrounding area
 - vi. The materials and elevational detail are of high quality, and where appropriate distinctive and/ or complementary
- b) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking
- c) The proposal includes access, which meets appropriate highway standards
- d) The proposal does not lead to unacceptable tandem development

- e) The design and layout minimises exposure of existing private boundaries to public areas and avoids the need for additional physical security measures.

A number of the above criteria would relate to considerations that would fall under the Technical Details Consent when the layout is finalised. However, the existence of policy TB06 does demonstrate that development of residential gardens can be accepted in principle. An assessment against this policy parts (a)(i)(ii) and (iii) will be undertaken within the character section of this report.

Whilst the site comprises former residential curtilage, Officers are satisfied that the proposal does not conflict with the underlying purpose of Policy TB06, namely resisting forms of garden development that would be incongruous, cramped or harmful to local character. Whether those matters can ultimately be addressed satisfactorily in detailed design terms would be assessed at Technical Details Consent stage.

Housing Land Supply:

The NPPF at paragraph 78 requires LPAs to identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old. The latest published Five-Year Housing Land Supply Statement (at 31st March 2025) shows the Council is currently only able to demonstrate 2.5 years' worth of deliverable sites. Subsequently, those policies relating specifically to housing delivery in the borough's Core Strategy and MDD LP (and any made Neighbourhood Plans) are currently considered to be out of date. This does not mean they have no weight but is dependent on their consistency with the NPPF.

Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means that where policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

The application site is located within the defined development limits of Shinfield and within an established residential area. As such, the proposal does not give rise to the same in-principle locational concerns commonly associated with residential development outside settlement boundaries. Given the Council's current housing land supply position, significant weight must be afforded to the provision of additional housing, albeit recognising that the proposal would make only a modest contribution through the delivery of two dwellings. The implications of the Council's housing land supply position and the application of the tilted balance are considered further within the planning balance section of this report.

Emerging Local Plan Update:

Work is underway on a new development plan for the Borough, known as the Wokingham Borough Local Plan Update (LPU), which will establish the planning strategy for the period to 2040. Once adopted, the LPU will replace the existing Core Strategy (2010) and the Managing Development Delivery Local Plan (2014).

The Wokingham Borough Local Plan Update 2023–2040: Proposed Submission Plan was submitted to the Secretary of State for examination by independent Planning Inspectors on 28 February 2025 (Regulation 22 stage). Two independent Inspectors were subsequently appointed, with Part 1 examination hearings held in November 2025. The Inspectors have since confirmed that the examination can progress to Part 2 hearings, which commenced in March 2026 and are ongoing (Regulation 24 stage).

Paragraph 49 of the NPPF advises that weight may be given to relevant policies within emerging plans according to the stage of preparation of the plan, the extent to which there are unresolved objections to relevant policies, and the degree of consistency between those policies and the Framework.

Whilst the LPU has reached an advanced stage in the plan-making process, significant unresolved objections remain to a large number of policies. Consequently, the LPU as a whole is afforded limited weight. Greater weight may be attributed to individual policies where there are fewer unresolved objections and where they are closely aligned with the objectives of the NPPF.

However, no emerging policy has been afforded determinative weight in the assessment and the conclusions reached would remain unchanged having regard solely to the adopted Development Plan and the Framework.

Accordingly, whilst the emerging Local Plan Update has been taken into account as a material consideration, the assessment of the application remains focused on the adopted Development Plan and the National Planning Policy Framework.

Sustainability of Location:

Policies CP1, CP4, CP6 and CP9 of the Core Strategy seek to ensure that development is directed towards sustainable locations with appropriate access to services, facilities, employment opportunities and sustainable modes of transport. Similar objectives are reflected within the NPPF, which promotes patterns of development that reduce the need to travel and maximise opportunities for walking, cycling and public transport use.

The NPPF states that housing should be located where it will enhance or maintain the vitality of rural communities and seeks to ensure the growth of sustainable transport in managing development and approval of planning applications. More specifically, it seeks to promote sustainable travel in decisions.

In the context of this application site, it is located within the defined settlement limits of Shinfield, a Modest Development Location, and a sustainable location that contains a range of day-to-day services including shops, schools, and a variety of other amenities. There are also good public transport connections which allow future occupiers convenient access to services without the overreliance on the private motor vehicle for travel. The site's location within the built-up area of Shinfield means future occupiers

would have realistic opportunities to access services and facilities by means other than the private car.

Overall, in the context of the scale of development, the site is considered to be in a sustainable location due to the prevalence of amenities and public transport links within close proximity to the site.

Location, Land Use and Amount of Development in Relation to the Impact on Character and Appearance of the Area:

Section 12 of the NPPF 'Achieving well-designed places', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high-quality places. Paragraph 130 of the NPPF includes the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The Government's National Design Guide 2019 (NDG) is clear that well-designed places contribute to local distinctiveness. This may include introducing built form and appearance that adds new character and difference to places.

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. R9 and NR5 of the Borough Design Guide SPD note that height, bulk and massing should respond to the local context and the prevailing heights in the area.

Ilbury Close and the surrounding roads are characterised typically by semi-detached dwellings set within established residential plots. There is a slight variation in plot size and architectural style, but the prevailing character is suburban in nature, with properties generally being two storeys in height and set behind landscaped frontages.

The site occupies a prominent corner position and therefore has a greater presence within the street scene than many surrounding plots. Notwithstanding this, the surrounding area features mainly semi-detached dwellings set within plots of differing sizes and configurations. The indicative material provides one example of how the site might be developed and assists in understanding whether the proposed quantum of development is capable of being accommodated. Although the detailed layout is not for approval as part of this application, it does demonstrate that the proposed quantum of development would not, in principle, appear excessive or out of character within the context of the surrounding residential area. The amount of development proposed is considered proportionate to the size and location of the site and is capable of being designed in a manner that respects the prevailing character, building pattern and townscape of the locality.

As per the indicative block plan, the proposed dwellings would front onto Ilbury Close and continue the established pattern of residential development along this part of the street scene. The corner plot location provides an opportunity for a scheme that addresses both road frontages, reinforcing the urban character of the area and contributing positively to local townscape. Furthermore, the indicative layout shows that

parking, soft landscaping and private amenity space could be accommodated within the site, suggesting that the development need not result in a cramped or incongruous form of development. Whilst the final design and layout would be considered through a subsequent Technical Details Consent application, there is no substantive evidence to indicate that two dwellings could not be accommodated on the site in a manner that integrates successfully with the surrounding area.

Overall, the proposed location, residential land use and amount of development would not, in principle, give rise to unacceptable harm to the character and appearance of the area. The proposal is therefore considered to accord with Policy CP3 of the Core Strategy, relevant guidance contained within the Borough Design Guide SPD and the design objectives of the NPPF.

Location, Land Use and Amount of Development in Relation to the Impact on Neighbouring Amenity:

Policy CP3 of the Core Strategy states that development shall be without detriment to the amenities of adjoining land users.

At the Permission in Principle stage, the key consideration is whether the site's location and the proposed quantum of 2 dwellings raise any obvious in-principle amenity constraints that would prevent an acceptable form of residential development from being achieved. The site is located within an established residential area and is surrounded by existing dwellings. It is therefore acknowledged that careful consideration will need to be given to the relationship between any future development and neighbouring properties. However, based on the information before the Local Planning Authority, there is no substantive evidence to indicate that two dwellings could not be accommodated on the site in a manner that provides acceptable living conditions for both existing and future occupiers.

Concerns have been raised by neighbouring residents regarding potential overlooking, loss of privacy, loss of light, overshadowing and overbearing impacts. Whilst these matters are material planning considerations, they are intrinsically linked to the detailed design and layout of any future development. As no detailed plans are proposed for determination at this stage, it would be premature to conclude that unacceptable amenity impacts would arise solely from the location, land use or amount of development proposed. These matters can be fully assessed at the Technical Details Consent stage, where the precise relationship with neighbouring properties would be known.

Overall, Officers are satisfied that the proposed location, residential land use and amount of development would not, in principle, give rise to unacceptable harm to neighbouring residential amenity. The proposal is therefore considered to accord with Policy CP3 of the Core Strategy and the amenity objectives of the NPPF.

Location, Land Use and Amount of Development in Relation to the Impact on the Highway Network:

Policy CP6 of the Core Strategy states that development should not lead to highway problems, along with providing for sustainable forms of transport. Policy CC07 states that sufficient parking shall be provided as part of development proposals.

WBC Highways raise no objection to the proposal in principle. Matters of vehicular access, vehicle and cycle parking provision, EV charging and refuse collection will be dealt with at the Technical Details stage. The comments below on access and traffic are copied from the Highways Officer comments.

Access:

The existing dwelling of 1 Ilbury Close is accessed via Wheatfields Road. The site access will be relocated onto Ilbury Close. For this instance, the red line shall be revised to include the existing dwelling regarding the relocation of access and parking for the existing dwelling.

Driveway access for proposed dwelling 1A will be provided on Ilbury Close and that for 1B on Wheatfields Road. This is acceptable in principle.

Further details will be expected at the technical consent Stage 2 to demonstrate sufficient visibility splays from the proposed accesses, and to provide 2m x 2m pedestrian visibility, measured from the rear of the footway in both directions for all new accesses, including the new driveway for the existing property at No. 1 Ilbury Close.

All proposed accesses will be expected to be designed to adoptable standards.

The applicant shall note that new dropped kerbs would require obtaining separate consent from WBC's Traffic Management (TM) team. TM team is unlikely to accept a dropped kerb that exceeds 3.6m in length. The positions of all crossovers shall be indicated during the Technical Details Consent. This may require a reconfiguration of parking provision as currently indicated.

Traffic:

The traffic generated from the 2no. dwellings would not have a significant impact on the wider highway network.

Location, Land Use and Amount of Development in Relation to Flood Risk:

Policy CC09 of the MDD states that all sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding.

The application site is located within flood zone 1 and is at a low risk of surface water flooding. WBC Drainage have requested further information prior to determination of the application, however, the further information requested would only be required at the Technical Details stage. Officers are satisfied that the consultee comments identify matters relating to the detailed design and performance of a drainage strategy rather than any fundamental constraint affecting the appropriateness of the site's location, land use or the amount of development proposed. The key numbered list below summarises the further information required by the Council's Drainage Officer.

1. Demonstrate compliance with the SuDS hierarchy, prioritising:
 - Rainwater reuse,
 - Infiltration

- Attenuation with controlled discharge (only where infiltration is not feasible).
- 2. Confirm the proposed method of surface water disposal, including:
 - Results of site-specific infiltration testing undertaken in accordance with BRE Digest 365, where infiltration drainage is proposed; or
 - Justification where infiltration is not feasible, supported by ground investigation evidence.
- 3. Provide drainage calculations and plans showing that:
 - Post-development runoff rates and volumes do not exceed greenfield (or existing) rates;
 - Surface water is managed for all rainfall events up to and including the 1 in 100-year event plus an appropriate climate change allowance.
- 4. Include exceedance flow routing, demonstrating how flows will be safely managed during events exceeding the design capacity, without flooding buildings or causing off-site impacts.
- 5. Include a maintenance and management plan for all proposed drainage features for the lifetime of the development.

Location, Land Use and Amount of Development in Relation to the Impact on the Natural Environment (Trees and Ecology)

Landscape and Arboricultural Matters:

Policy CC03 of the MDD states that development shall protect existing trees and hedges and incorporate high quality landscaping.

Policy TB21 of the MDD Local Plan states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.

The Council's Landscape Officer advises that insufficient information has been submitted at this stage to undertake a detailed assessment of landscape character and has identified that a Landscape and Visual Impact Assessment together with hard and soft landscaping details would be required as part of any subsequent Technical Details Consent application. The comments also note the importance of ensuring that future development responds positively to the established character of the area and incorporates appropriate replacement planting where necessary. The Landscape Officer raises no objection to the principle of residential development on the site. The additional information requested relates to matters of detailed landscape design and visual treatment rather than indicating any in-principle objection to the proposed location, land use or amount of development.

Given the limited scope of a Permission in Principle application, Officers are required to consider whether the location, land use and amount of development proposed give rise to any fundamental landscape or arboricultural constraints. In this regard, there are no protected trees identified on or adjacent to the site and no evidence before the Local Planning Authority to indicate that the proposed development could not be accommodated in principle. Matters relating to the retention and protection of existing vegetation, replacement tree planting, landscaping strategy, built form and the detailed

relationship of the development with the surrounding townscape can be appropriately assessed through a subsequent Technical Details Consent application.

Overall, it is considered that two dwellings in this location would be unlikely to result in unacceptable harm to landscape character or arboricultural interests. The proposal is therefore considered to accord with Policies CC03 and TB21 of the Managing Development Delivery Local Plan, subject to detailed assessment at the Technical Details Consent stage.

Ecological Matters:

Policy CP7 of the Core Strategy states development:

- a) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or
- b) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or
- c) That compromises the implementation of the national, regional, county and local biodiversity action plans

will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

- i. Mitigation measures can be put in place to prevent damaging impacts; or
- ii. Appropriate compensation measures to offset the scale and kind of losses are provided.

Policy TB23 of the MDD Local Plan states that Planning permission for development proposals will only be granted where they comply with policy CP7 – Biodiversity of the Core Strategy and also demonstrate how they:

- a) Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing
- b) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation
- c) Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network.

The application site is not located within a Bat Roost Suitability Habitat and is located within a Green Risk Zone for Great Crested Newts. As such, no concerns are raised at this stage with regards to ecological matters.

Biodiversity Net Gain:

Biodiversity Net Gain (BNG) is not a requirement at the PIP stage, as this stage is limited to consideration of the location, land use, and amount of development only. Matters relating to biodiversity, including potential impacts on ecology and the requirement to demonstrate a minimum 10% net gain, will be fully assessed at the Technical Details Consent stage. At that stage, the applicant will need to submit the necessary ecological assessments and biodiversity metric calculations to demonstrate how the proposals will achieve the required net gain. Any requirements arising from biodiversity assessment, including the delivery and securing of biodiversity net gain, would be considered as part of the Technical Details Consent process.

Environmental Health & Land Contamination:

The proposed residential use is compatible with the surrounding residential character of the area and, given the scale and nature of the proposal, WBC Environmental Health has identified no significant concerns regarding noise, dust, artificial lighting, air quality or other environmental health matters that would make the principle of residential development unacceptable.

However, following the Environmental Health Officer's review of the Area of Interest (AOI) information, the site may be affected by potential land contamination. Whilst this would not prevent the proposed development from proceeding, it would be considered appropriate to attach a contaminated land condition to ensure that any contamination present is suitable investigated and mitigated.

Planning Balance:

Paragraph 8 of the NPPF sets out that achieving sustainable development means that development should satisfy three overarching objectives in relation to economic, social and environmental benefits.

Paragraph 11 of the NPPF states that where a local authority is unable to demonstrate a five-year supply of deliverable housing sites, the most important policies relating to the application may be viewed as being out of date. It continues to advise that unless there are specific policies in the NPPF protecting the land subject to the application, that permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF (tilted balance).

In considering the weight to be attached to the various benefits and adverse impacts of a proposed development under the NPPF and the development plan, any planning application must be considered in context.

Residential development in this location is considered acceptable in principle as the site is located within settlement limits, and it is in a sustainable location. The proposal therefore accords with the overarching spatial strategy of the Development Plan in directing development towards sustainable settlements.

Returning to the three objective of sustainable development, economically the proposed development would enable job creation during the construction period, although this would be very limited given the scale of the development. The inhabitants of the proposed dwellings would also contribute to the local economy through

consumer spending. However, given only two dwellings are proposed this would hold limited weight in the tilted balance. Furthermore, job creation and consumer spending are residual consequences of any housing development.

Regarding the social role, the provision of two dwellings would make a very small contribution to the borough housing stock. Whilst the numerical contribution is modest, the benefit attracts enhanced weight in the planning balance due to the Council's acknowledged shortfall in deliverable housing land supply. Additionally, the site is within settlement limits and is well connected to its surroundings. This would hold limited weight in the tilted balance.

In terms of the environmental objective, the site occupies a sustainable location within the built-up area of Shinfield where future occupiers would have access to services, facilities and public transport opportunities. Furthermore, no fundamental constraints have been identified in relation to character and appearance, neighbouring amenity, highways, drainage, landscape or ecology which would indicate that residential development of the scale proposed could not be accommodated on the site in principle. Overall, no environmental harm has been identified arising from the location, land use or amount of development proposed, subject to matters reserved for future Technical Details Consent.

The principal adverse impact identified is the intensification of development on what is currently a vacant parcel of land which contributes to the spacious character of the surrounding area. However, for the reasons set out elsewhere within this report, it is not considered that the proposed development would result in unacceptable harm to the character of the area or give rise to any other significant adverse impacts that would prevent the development from coming forward in principle. Concerns relating to layout, design, landscaping, parking and amenity impacts can be appropriately considered through the Technical Details stage.

Conclusion:

When assessed against the policies of the Framework as a whole, it is considered that the adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits. Having regard to the Council's housing land supply position, the sustainable location of the site and the absence of any overriding constraints, the tilted balance weighs in favour of the proposal. Accordingly, Permission in Principle is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approval
Date:	22 July 2026
Earliest date for decision:	18 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	22/07/26

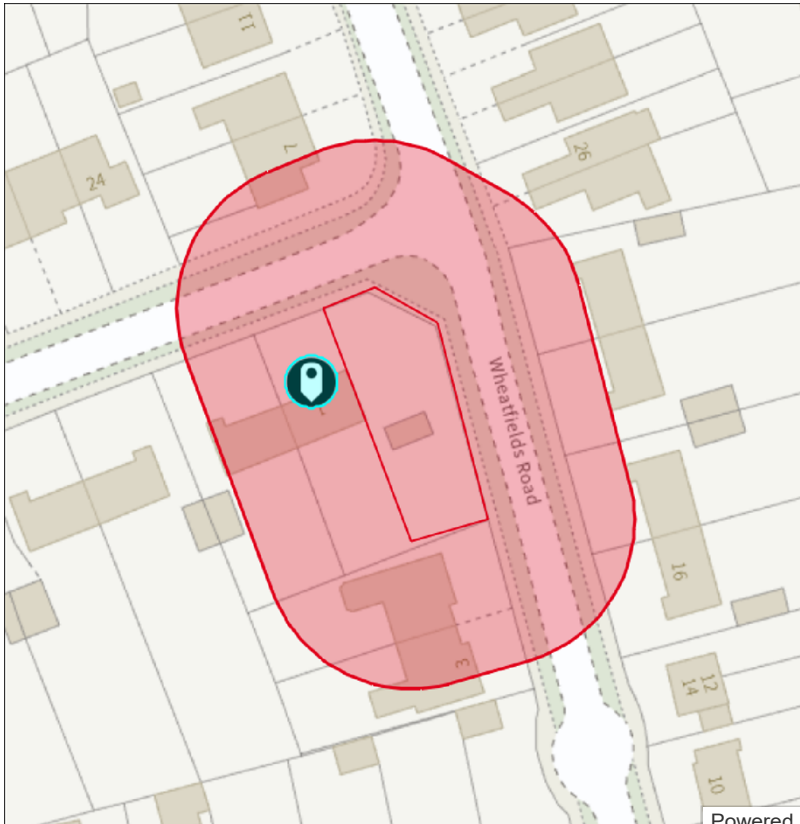
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 3,456.5 m²

Date: Thu Jun 25 2026 13:01:10 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Shinfield

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE Burghfield: Outer Zone	This is the OCZ.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Annual likelihood of surface water flooding 1 in 1000 | Total count: 2

#	depth_band
1	<150mm
2	150-300mm

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=11404&location=475545,169394%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Spencers Wood Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Shinfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Shinfield CP	0 m