

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261725
Site Address:	5 Wychelm Road, Shinfield, Wokingham, RG2 9DJ
Expiry Date:	18 September 2026
Site Visit Date:	15 th September 2026
Proposal: Householder application for the proposed erection of a part single, part two storey side extension and installation of a single storey pitched roof and bay window to the front.	

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 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
011101	Proposed single storey rear extension to dwelling.	Approved 24 th May 2001

060220	Proposed erection of a 2 storey rear extension to dwelling and a single storey side extension to form a garage.	Refused 4 th August 2006
060428	Proposed erection of two storey rear extension and a single storey side extension to form garage.	Approved 24 th October 2006
223817	Application for a certificate of lawfulness for the proposed rear hip to gable extension and side dormer construction along with loft conversion to create habitable accommodation. Changes to fenestration and a Juliet balcony to the rear elevation.	Approved 13 th February 2013

CONSULTATION RESPONSES

Internal

WBC Property Services- No comments received
WBC Drainage- No objection subject to condition(s)
WBC Digital Solutions Scanning- No comments received
WBC Landscape and Trees- No objection subject to condition(s)
WBC CIL- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling situated within the residential area of Shinfield, Wokingham. The dwelling occupies a generous residential plot and is set back from the highway and bounded by boundary treatments to the western elevation. The surrounding area is predominantly residential in character and comprises a mixture of detached dwellings set within relatively spacious plots. Properties are generally set back from the highway.

Proposal: This application seeks permission for the proposed erection of a part single, part two storey side extension and installation of a single storey pitched roof and bay window to the front.

The proposed single storey side element will be approximately 4 meters in depth, 2 meters in width and 4 meters in height. This part of the development will accommodate a utility area and WC at ground floor level.

The proposed two-storey side element will be approximately 6.5 meters in depth, 4 meters in width and 8 meters in maximum height. This part of the proposal will

accommodate a sitting area at ground floor level and an additional bedroom at first floor level.

Planning History: Planning permission was granted under application 011101 on 24 May 2001 for the erection of a single-storey rear extension. A subsequent proposal under application 060220 for the erection of a two-storey rear extension and a single-storey side extension to form a garage was refused on 4 August 2006. A revised scheme was later approved under application 060428 on 24 October 2006 for the erection of a two-storey rear extension and a single-storey side extension to form a garage. More recently, a Certificate of Lawfulness was granted under application 223817 on 13 February 2023 for a proposed rear hip-to-gable roof extension, side dormer and loft conversion to create habitable accommodation, together with associated changes to fenestration and the installation of a Juliet balcony to the rear elevation.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

5 Wychem Road occupies a substantial corner plot adjoining Hollow Lane. The proposed development will be positioned on the amenity space to the west elevation. Whilst the Borough Design Guide generally advises that side extensions should be set back from the established building line, and set down from the ridgeline, the proposed extension would sit in line with the front elevation of the host dwelling and match the height of the existing.

In this instance, whilst the extension would increase the overall bulk of the host dwelling, it has been carefully designed to integrate with the existing dwelling through the use of matching materials and a design that reflects the established architectural character of the property. The proposed extension would appear as a sympathetic and subservient addition, particularly as it would help to create a more balanced and cohesive appearance to the dwelling. Therefore, the development would relate

satisfactorily to the existing building and would not result in harm to the character and appearance of the host dwelling or the wider street scene.

Additionally, the proposed extension would not result in a significant increase in the perceived bulk or visual prominence of the dwelling given the location of the corner plot and surrounding boundary treatment. The scale, design and massing of the extension are therefore considered proportionate to the host dwelling and would not appear incongruous or overly dominant.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide.

Neighbouring Amenity: Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As mentioned, the site is positioned on a corner plot and benefits from established boundary treatments, which would limit views of the development from the surrounding area. Whilst there are additional fenestration changes to the north, south and west elevation, the Borough Design Guide recommends a 10-meter separation distance for dwellings across the street. In this case, the proposed new windows to the north elevation are approximately 23 meters to the front elevation of No.2 Wychelm Road and will overlook the front amenity space rather than directly into habitable rooms. The proposed changes to fenestration to the west elevation are at ground floor level and will face the open remaining amenity space, therefore is considered acceptable in this regard.

The proposed alterations to the southern elevation at ground floor level do not give rise to concerns relating to overlooking, loss of light, or overbearing. It is noted that the dwelling already benefits from an existing rear element in this location, and the proposed amendments would not materially alter the relationship with neighbouring properties. Furthermore, the proposal would not result in overlooking of the private amenity space serving No. 5A Hollow Lane. Therefore, this part of the development is not considered to result in any material harm to the residential amenity of neighbouring occupiers.

The proposed two-storey rear element to the southern elevation would not fully comply with the separation distances set out within the Borough Design Guide. It is noted that the dwelling already benefits from an existing two-storey rear element. The proposal would introduce a new window serving a bedroom; however, having regard to the existing relationship between the properties, it is not considered that the proposal would result in a materially harmful level of overlooking. As such, the introduction of the new window would not give rise to an unacceptable loss of privacy for the occupiers of No. 5 Hollow Lane.

Highway Access and Parking Provision: The existing and proposed floor plans indicate a change in the level of driveway parking available to accommodate space for one more vehicle. From the Officer's site visit, it is noted that there is adequate space

for this to be achieved without detriment to the existing arrangement. No off- street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no comments from the Council's Highways Officer have been raised.

Flooding and Drainage: The application site is situated within Flood Zone 1 and whilst the Council's Flooding and Drainage Officer raise no objection to the principle of the proposed development, it is acknowledged that the development would result in an increase in impermeable surface area, and a condition has been recommended requiring the submission of drainage details prior to commencement. It is considered that such a condition is not necessary in this instance. Having regard to the limited scale of the proposal and the site's location within an area of low flood risk, the development is not considered likely to give rise to significant drainage or flooding concerns.

Landscape and Trees: The Council's Arboricultural Officer notes that the site occupies a prominent corner plot at the junction of Wychelm Road and Hollow Lane within a Green Route Enhancement Area. The existing boundary hedging and tree cover along both road frontages make an important contribution to the character and appearance of the street scene and should therefore be retained.

Particular attention is drawn to a mature eucalyptus tree (T1) located within the boundary hedging. Whilst the tree is not protected and is situated some distance from the proposed side extension, the associated construction works, including the proposed patio and driveway/car parking area, have the potential to impact upon the tree's Root Protection Area (RPA).

The Arboricultural Officer is satisfied with the submitted Tree Protection Plan, which identifies protective fencing measures to safeguard the RPA of T1 during construction. The Officer also advises that the existing trees and hedging along the north-western corner of the site should be retained and protected throughout the development process.

As such no objection had been raised subject to conditions.

Ecology: The application site is situated in an area suitable for bat roosts. The Preliminary Roost Assessment undertaken by John Wenman Ecology on 10th June 2026, states that whilst potential crevice roosting features were identified on the eastern elevation of the property, these features will not be impacted by the proposals and will be retained long term. As such no further surveys are necessary to ensure that the proposed works will not harm any potential bat roosts, and no comments were received by the Council's Ecologist.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	14 September 2026
Earliest date for decision:	14 August 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	18.09.2026