

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251637
Site Address:	Shinfield Players Theatre, Whitley Wood Lane, Shinfield, Wokingham, RG2 9DF
Expiry Date:	8 September 2025
Site Visit Date:	19 February 2025
Proposal: Full application for the proposed erection of a single storey extension (retrospective)	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield TB21 – Landscape Character TB22 – Sites of Urban Landscape Value 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 DM11 - Water Resources DM14 - Ancillary development 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 SS7 – Development in the vicinity of Atomic Weapons Establishments CE1 – Design principles for efficient buildings

Update (LPU)	CE2 – Environmental standards for non-residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel C5 – Parking and electric vehicle charging 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 HC1 – Promoting healthy communities HC2 – Community infrastructure 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 Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
27011	Display an advertisement by means of a hoarding to side of building, but attached to steel supports, externally illuminated.	Approved 10/02/1987
41854	Provision of steel storage tank for liquid propane gas.	Approved 13/12/1993

CONSULTATION RESPONSES

Internal

WBC Environmental Health – Recommend approval with no conditions
WBC Highways – No objection subject to conditions
WBC Landscape and Trees – No objection
WBC Public Rights Of Way – No comments received
WBC Ecology – No comments received

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

The site is located along Whitley Wood Lane in Shinfield, just to the northwest of the Black Boy Roundabout, and it is within the Major Development Location of Shinfield (North of the M4). The site is approximately 0.19 hectares and comprises of single storey community buildings, which differ in height dependant on their internal uses. The site has developed over time, with a theatre hall leading to reception's rooms, a bar and café, public facilities, as well as back of house storage, workshops and changing rooms.

The building is sited centrally along the western boundary, which is formed mainly by a metal chain-link fence and timber fencing along the southern end. The northern and eastern boundaries are formed by a 1.8-metre-high timber fence which wraps around to the entrance that is located along the southern boundary. The entrance has gated access, and the southern boundary is formed by a metal fence that faces the street and public pathway that runs to the south. The theatre building itself is surrounded by plenty of parking spaces for visitors and staff.

Description of Development:

This application seeks retrospective permission for the erection of a single storey rear extension to the theatre to provide toilet facilities. The extension would measure approximately 2.1m x 9m, and it has been constructed into the car park which resulted in the loss of two parking spaces to accommodate this.

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 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. Paragraph 131 of the NPPF (2023) notes that good design is a key aspect of sustainable development. NR1 of the Borough Design Guide states development should respond to key characteristics and features

of the site, and NR2 states that non-residential development should contribute towards improving the quality and character of the area, and that proposals will be required to justify the appropriateness of the approach in each case. Additionally, NR5 requires that building height should be designed to relate well to the local context.

The extension is to the northern side of the existing theatre and has a depth of approximately 2.1 metres and a width of 9 metres. The extension was seen in situ on a site visit carried out on 19/02/2025 and it was clear that the extension matched the height of the existing element that was being extended, and this is lower than the maximum ridge height of the building. This ensured that the extension appeared as a subservient addition to the theatre. Additionally, the materials used closely matched those of the existing building. It is deemed that the extension has an appropriate effect on the character of the area, and it also complies with the policies stated in the paragraph above.

Neighbouring Amenity:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity and NR6 of the Borough Design Guide SPD requires that where there are significant differences in height between and/or bulk between neighbouring buildings, that the design approach must moderate any impact.

Overbearing:

The extension to the theatre is set approximately 10.4 metres from the boundary with the nearest neighbouring property no. 3 Cirrus Drive. Given the significant separation to the boundary, and the modest height of the extension, it is not deemed that the proposal would have a significant overbearing effect on this property or others nearby.

Sunlight and Daylight:

R18 of the Borough Design Guide SPD aims to protect sunlight and daylight to existing properties, with no material impacts on levels of daylight in the habitable rooms of adjoining properties. Given the relative height of the extension and the appropriate separation distance to the boundary of no. 3 Cirrus Drive, it is not deemed that the proposal would impact on the level of light reaching the property.

Overlooking:

R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms. No windows are featured on the extension and therefore there are no concerns relating to overlooking and a loss of privacy.

Highway Access and Parking Provision:

The Council's Highways Officer is satisfied that the proposed extension will not have a significant impact on the parking area for the site. To ensure that adequate parking spaces remain on site, the Highways Officer has recommended a condition that requires the parking spaces to be available for the parking of vehicles at all times. Accordingly, this condition is recommended.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore 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, 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.

Community Infrastructure Levy (CIL):

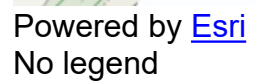
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	4 September 2025
Earliest date for decision:	5 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	05/09/25

Near Me Report



Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Shinfield (North of the M4)

Thames Basin Heath SPA Mitigation Zones | Total count: 1

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

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Footpath

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

Electricity Sub Station Consultation Zones | Total count: 1

#	FEATURE_TYPE	CONSULT
1	Electricity Sub Station Consultation Zone	SSE Power Distribution

Risk of Flooding from Surface Water | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
4	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
5	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 10

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	IQ841	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	IR839	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	IR840	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	IR841	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	IS839	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	IS840	Ecology Officer, Green Infrastructure Team

7	Bat survey required for planning applications that involve roof modification or demolition.	IS841	Ecology Officer, Green Infrastructure Team
8	Bat survey required for planning applications that involve roof modification or demolition.	IT840	Ecology Officer, Green Infrastructure Team
9	Bat survey required for planning applications that involve roof modification or demolition.	IT841	Ecology Officer, Green Infrastructure Team
10	Bat survey required for planning applications that involve roof modification or demolition.	IT842	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&es=11404&location=475984,168857%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

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

Tree Preservation Orders Served or Confirmed | Total count: 2

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
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1	TPO-1184-2007	Group	Confirmed
2	TPO-1184-2007	Single	Confirmed

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