

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261050
Site Address:	9 Harrington Close, Shinfield, Wokingham, RG2 9LF
Expiry Date:	1 July 2026
Site Visit Date:	14 May 2026
Proposal: Householder application for the proposed single storey rear extension and porch extension plus changes to fenestration.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS4 – Development within or adjacent to minor settlements
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY – No relevant applications

Application No.	Description	Decision & Date
n/a	n/a	n/a

CONSULTATION RESPONSES

Internal

No comments received

External

No comments received

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council – Raised concerns over neighbouring amenities to no.11 Officer note – Impacts have been assessed under Neighbouring amenity section.
Ward Member(s)	No comments received
Neighbours	No.7 Harrington Cl - No objection

APPRAISAL

Site Description:

The application site relates to a two-storey detached dwelling located within Harrington Close, Shinfield. The dwelling is constructed of red brick beneath a pitched tiled roof and benefits from a detached garage, off-street parking to the front and a private rear garden. The surrounding area is predominantly residential in character.

Proposal description:

This application seeks permission for the single-story rear extension with mansard roof and single-story porch extension to the principal elevation with associated changes to fenestration including a roof light.

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:

Harrington Close is characterised by detached dwellings of a broadly similar scale and appearance. There is evidence of domestic extensions and alterations throughout the street.

Porch extension:

The proposed porch extension would be constructed beneath the existing entrance canopy and would project c0.9m from existing, however would align with the forwardmost projecting building line of the dwelling. Owing to its limited scale and position, together with the use of materials to match the existing dwelling, the proposal would appear as a subordinate addition that integrates well with the host dwelling.

Single story rear:

The proposed rear extension would project c4.9m across the width of the dwelling and would incorporate a mansard roof with a roof light. The extension would be located to the rear of the property where it would have very limited visibility from the public realm. The proposed materials would match those of the existing dwelling, ensuring a cohesive appearance.

Overall, the proposal is considered sympathetic to the host dwelling and would not result in harm to the character or appearance of the surrounding area.

Neighbouring Amenity:

Overlooking:

The proposed rear extension is single storey in nature, and all proposed openings would face the rear garden. No side-facing windows are proposed. The introduction of a roof light in the flat roof portion of the mansard roof would be c3.4m from the finished floor level.

The proposed porch extension also does not include side-facing windows and would represent a c2sqm extension to a non-habitable room.

Accordingly, the proposal is not considered to result in unacceptable overlooking or loss of privacy.

Loss of Light and Overbearing:

The proposed porch extension would be constructed beneath the existing entrance canopy and would project c0.9m from the principal elevation. Given its limited scale, together with the fact that it would remain in line with the existing forward projection of the dwelling, it is not considered to result in any unacceptable loss of light or overbearing impact.

Rear extension:

The proposed rear extension would incorporate a mansard roof with a ridge height of c3.64m. However, the ridge height would not be reached until c1.0m behind the eaves, which would have an eaves height of c2.47m. This design reduces the perceived bulk of the extension when viewed from neighbouring properties.

To the north, the extension would be constructed flush to the boundary with No. 11. Whilst the proposed extension would project c1.6m beyond the rear building line of No. 11, that dwelling is set back c4m behind the host dwelling. There are no anticipated loss of light impacts to No.11 due to the path of the sun (No.9 lies directly south of No.11). Furthermore, the separation distance between the extension and the flank wall of No.11 (c1.0m at eaves level and c2.0m at ridge height), together with the single-storey nature of the proposal, avoids any unacceptable loss of light or overbearing impact

To the south, a flank-to-flank separation distance of c3.3m would be retained between the host dwelling and No. 7. The detached garage would largely screen the proposed extension from this neighbouring property, with c2.0m of the extension projecting

beyond the rear of No. 7 before becoming screened. Given the retained separation distance and the screening provided by the garage, the proposal is not considered to result in an unacceptable loss of light or overbearing impact.

Accordingly, the proposal is considered to comply with Policy CP3 in respect of neighbouring residential amenity.

Highway Access and Parking Provision:

The proposal would not increase the number of habitable rooms within the dwelling. Off-street parking for at least two vehicles would be retained on the driveway, with additional parking available within the detached garage. The proposal is therefore not considered to result in unacceptable highway or parking impacts.

Amenity Space:

Whilst the proposal would reduce the size of the rear garden, a garden depth of c10m would be retained. This is considered sufficient to provide an acceptable level of private amenity space for the existing and future occupiers of the dwelling.

Conclusion:

For the reasons above the application is recommended for approval.

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:	Not required
Recommendation:	APPROVE
Date:	19 June 2026
Earliest date for decision:	27 May 2026

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	24 June 2026