

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251918
Site Address:	1 Alexander Walk, Shinfield, Wokingham, RG2 9SQ
Expiry Date:	13 October 2025
Site Visit Date:	4 September 2025
Proposal: Householder application for the proposed erection of single-storey side extension.	

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 CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Shinfield Neighbourhood Plan

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No comment

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached dwelling.

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: Given the orientation of the house and location of the garden, the proposal would be to the side of the dwelling but appear as a rear extension.

The single storey extension would be 4m in length, 5m in width and 3.45m in height. The proposed extension would be minor and subservient feature which would not harm the character of the area. The majority of the extension would be screened by the existing fence along the front boundary.

Neighbouring Amenity:

Overlooking: The openings would be screened by the existing boundary treatments, thus no overlooking concerns.

The inclusion of the 4 roof lights would not result in harmful overlooking, with the 2 at the front overlooking onto the road and greenery. Given the separation distance it would not result in harmful overlooking onto 15 Jerome Row. Furthermore, most of the extension would be screened by the existing garage.

Loss of Light/Overbearing: Given the extension is only single storey as well as being set away from any neighbouring dwellings, the proposal is not considered to be overbearing or result in loss of light.

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:	9 October
Earliest date for decision:	8 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	09/10/25

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 1

#	NAME
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1	Within South of M4 Strategic Development Location
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Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
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1	Modest Development Locations	Shinfield
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Strategic Development Locations | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
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1	Strategic Development Location	South of M4
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Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
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1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone
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Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

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

Submitted Sites Live | Total count: 1

SITE_REF LUPP ADDRESS

1 5SH025 Housing (C3 Planning Use Class). Land south of Cutbush Lane

Risk of Flooding from Surface Water | Total count: 1

FEATURE_TYPE FEATURE_NAME

1 Environment Agency Surface Water Flood Zones 1 in 1000 year risk extent

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=03000000530000-res=11404&location=475984,168857%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000530000-res=11404&location=475984,168857%20(IRZ%20polygon%20centre))

Landscape Character Assessment 2019 | Total count: 1

FEATURE_TYPE Name

1 Landscape Character Assessment 2019 Loddon River Valley

Archaeological Sites Consultation Zone | Total count: 1

FEATURE_TYPE FEATURE_NAME

1 Archaeological Site 17

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