

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252582
Site Address:	7 Rosecroft Way, Shinfield, Wokingham, RG2 9AP
Expiry Date:	17 December 2025
Site Visit Date:	8 December 2025
Proposal: Householder application for the proposed erection of a front porch extension, erection of a single-storey rear extension following demolition of existing conservatory, roof modification and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposal – Modest Development Location – Shinfield

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
PD Enquiry	Conservatory	Replied 15 th July 199

CONSULTATION RESPONSES

Internal

WBC Drainage – No Objection Subject to Condition
WBC Highways – No Objection

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A semi-detached dwelling in the residential area of Shinfield. The property has a driveway for off street parking and an open plan front garden laid to grass. The garage has been converted to a utility room and larder. At the rear there is a brick wall forming part of the side boundary with the adjoining neighbour as well as the side wall of the existing conservatory. The wall extends approximately 2.7m from the existing rear wall and is approximately 2.8m in height.

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.

Proposal: The proposed front entrance porch will not extend forward of the existing front porch. It will have a door on the front elevation and a window on the west facing side wall. The existing garage door will be replaced by a window. There will be a pitch roof and the maximum height to the top of the eaves will be approximately 2.5m.

The existing conservatory will be demolished and there will be a single-storey rear extension that would extend across the existing rear wall of the garage. It will measure approximately 7.8m in width, 3.2m in depth, project approximately 0.5m further out than the existing conservatory and be adjacent to the side boundary with no. 9. Rosecroft Way. It will have double doors and 2 no. windows at the rear and a window on the east facing side elevation. The pitched tiled roof will have 3 no. rooflights; the maximum height to the top of the eaves will be 2.2m and to the top of the pitch the height will be approximately 3.5m. On the existing east elevation, the flat roof will be replaced with a pitch roof and 1 no. roof lights and no additional windows.

Procedural Matters

A revised location and site plan was received by the Council on 10th December 2025, and after the consultation date had ended. However, the revised site plan showed a minor amendment to show the roof modification. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene is a residential road of detached and semi-detached houses of a similar age and varying designs. Front gardens are open plan and have a driveway for off-street parking. There are examples of single storey pitch roofs to the front elevation at no's 3,4,5 and 6 Rosecroft Way. In this case, the single storey front porch would occupy the same footprint as the existing porch; it would measure approximately 2.5m to the top of the eaves and 3.4m to the top of the pitch roof. It would not significantly impact the rhythm of buildings and gaps between them along the street frontages. Therefore, the proposal would not cause harm to the character of the area.

Overall, the proposal would comply with CP1 and CP3 in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Overlooking: The side facing window on the front porch would not directly overlook a neighbouring habitable room. The side window to the east facing wall of the rear extension would overlook a fence approximately 2m in height. The rear windows and doors would face onto the side wall of no. 1 Goddard Close where there are no windows or doors. Therefore, there would be no significant loss of privacy.

Loss of Light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. In this case, the existing side boundary wall breaches the horizontal and vertical 45-degree angle test in relation to the nearest habitable ground floor window at no. 9 Rosecroft Way. The side boundary wall with no. 9 will be retained and is approximately 2.8m; and the maximum height of the rear extension sloping roof will be 3.5m. However, the proposed rear extension would be sited due north of no. 9 and therefore the rear east-facing windows of this neighbouring property will continue to receive sunlight for the majority the day year-round. Therefore, the proposal would not cause significant loss of light to neighbour amenity.

Overbearing: The rear extension would project approximately 3 meters from the main rear wall adjacent to the boundary with no. 9. The eaves height would be approximately 2.5m. Therefore, the relatively limited height and bulk of the proposal will not significantly harm the neighbouring occupiers.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and has stated: *"While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no net increase in the numbers of habitable rooms on ground floor. The existing access is to be retained and is acceptable. The parking facilities shall be accessed using the existing dropped kerbs. The 2 existing driveway parking spaces shown on 2537-P104 are to be retained. It is acknowledged that there is sufficient space on the proposed driveway to accommodate more than three parking. The parking provision is acceptable. Drawing 2537-P100 shows there is an existing side gate on the north side of the dwelling which is to be retained. This provides direct access to the garden and the shed which is acceptable to accommodate cycle parking."*

Flooding and Drainage: The Drainage Officer raises no objection subject to condition and has commented *"LLFA received this Householder application for the proposed erection of a front entrance porch with a relocated front door to the principal elevation, replacement of the existing garage door with a window and infill wall, the removal of the existing conservatory and erection of a single-storey rear extension with a dual-pitched tiled roof incorporating rooflights, alongside the replacement of the existing flat roofs to the front and side with new pitched roofs including rooflights. The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. There will be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below."*

No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: *This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10."*

Officer comment: Given the limited scale of the proposal and that it would be built on an existing hard surface, it would not be reasonable in this instance to request additional drainage information as a condition of 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:	Yes
Recommendation:	Approve
Date:	10 December 2025
Earliest date for decision:	17 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11/12/25