

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253126
Site Address:	21 Oatlands Road, Shinfield, Wokingham, RG2 9DW
Expiry Date:	16 February 2026
Site Visit Date:	27 June 2025
Proposal: Full application for extension, alteration and remodelling of existing dwelling for erection of a single storey front porch, modifications to the main roof including a hip to gable extension and installation of 2 no. front dormers; erection of a part single part first floor side extension following demolition of the existing single storey side extension, and erection of a part single part two storey part first floor rear 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 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 CC07 – Parking TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM9 - Protecting Health, Safety and Amenity DM15 - Site History
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 CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity NE5 – Landscape and design DH1 – Place making and quality design
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
17798	Single storey rear extension to provide new dining room, enlarged kitchen and internal alterations to form bathroom.	Approved 23/07/1982
30616	Single storey side extension for domestic garage.	Approved 14/06/1988
243028	Householder application for the proposed first floor front, rear and side extensions, including rear gable end and dormer, front dormers and addition of ground floor porch with gable. Plus garage conversion into habitable space with reprofiling of wall to reduce width of the dwelling.	Withdrawn 04/08/2025

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – Require further information before determination.
Officer comments: This will be discussed within the main report.
WBC Public Rights Of Way – No comments received
WBC Ecology – No comments received

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a single storey front extension to form a porch. Modifications to the main roof including a hip to gable roof alteration and the insertion of 2 no. pitched roof dormers to the front elevation. Erection of a part single, part first floor side extension following demolition of the existing garage. A part single, part two storey rear extension with 2 no. flat roof dormers and 2 no. rooflights. Plus, changes to fenestration.

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:

Front Extension

The proposed single storey front extension to form a porch would have a pitched roof joining it to the front of the host dwelling. The front extension would comply with guidance in the Borough Design Guide (BDG) as the building is set well back from the street frontage and the extension would only project forward by 1.3 metres from the existing front building line. As such, it is deemed that the front extension poses no harm to the character of the area.

Single Storey Rear Extension

The proposed single storey rear extension does not adhere to R16 design principle within the BDG in relation to separation distances as the proposal is set right on the boundary with the neighbouring property. However, given its proportionate scale (only 2m beyond the existing rear wall) and unimposing design, it is deemed that the rear extension would have an acceptable impact on the appearance of the dwelling and wider area. Additionally, this element of the proposal would be to the rear of the property where it would not be visible from the public domain and this further demonstrates that the rear extension poses no harm to the character of the area.

Side Extension / Demolition of Garage

The existing garage is being demolished, and a new side extension is being erected in its place. The existing garage is set right on the boundary with the neighbouring property, and the new side extension would be set approximately 1.15 metres from the boundary. As the width of the dwelling is being reduced, it is deemed that the side extension would have an acceptable impact on the appearance of the host dwelling and character of the area.

Hip-to-Gable Roof Alteration

The proposed hip to gable roof alteration will extend the existing ridgeline by 4.75 metres. Whilst this seems a large increase, it would only increase the width of the first floor by 2.3 metres. Typically, ridge heights for side extensions should be set down from the ridge height of the main roof to ensure that they appear subservient, but in this instance it is not deemed that the hip to gable roof alteration would negatively impact upon the host dwelling or wider character of the area. It is deemed that the hip to gable roof alteration, along with the porch extension and 2 no. front dormers, would create a well-balanced appearing front elevation.

Rear Gable Projection & Rear Dormers

A first floor, rear gable projection is proposed, and this extends 8.6 metres from the existing roof of the property (measured from where the new ridgeline meets the existing

roof). The ridgeline of the gable projection is set down 0.2 metres from the ridgeline of the main roof, and this ensures that the gable projection would appear as a subservient addition. The neighbouring property, no. 19, which forms the other half of this semi-detached property, already has an existing rear gable projection. It is therefore deemed that the proposed gable projection would balance these semi-detached properties, and the gable projection therefore would not detrimentally impact upon the appearance of the host dwelling or character of the area.

The proposed rear dormers are set within the gable projection and the main roof, they are set back from the eaves line and the sides of the roof, and they do not exceed the height of the ridgelines of the gable projection or main roof. Whilst the dormers do add to the bulk of the gable projection, it is deemed that they would appear as subservient features of the main roof, and therefore it is not deemed that they pose any significant harm to the appearance of the host dwelling or character of the area.

Front Dormers

Two pitched roof dormers are proposed to the front elevation. Both dormers are positioned within the main roof, are set back from the eaves line and side of the roof, and they do not exceed the height of the ridgeline of the existing roof. This ensures that the dormers appear as subservient features on the main roof, and therefore it is deemed that the dormers pose no harm to the appearance of the dwelling or character of the area.

Neighbouring Amenity:

Front Extension

The proposed single storey front extension would extend approximately 1.3 metres from the front of the dwelling and it is single storey in nature. Therefore, there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. With regards to overbearing, the proposal would be set roughly in the centre of the property away from boundaries with neighbours and as such the porch does not raise any concerns relating to overbearing.

Single Storey Rear Extension

The proposed single storey rear extension would extend 2 metres from the rear of the dwelling, and it is single storey in nature. One window is proposed on the side elevation facing no. 23, however, given the single storey nature of the extension there are no concerns relating to neighbouring amenities on loss of light or overlooking grounds. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed extension is set right on the boundary with the neighbouring property but an eaves height of 2.5 metres shows compliance with this guidance relating to overbearing. Overall, the proposed rear extension poses no harm to neighbouring amenities.

Side Extension / Demolition of Garage

The proposed side extension follows the demolition of the existing garage. The side extension will be set further from the boundary compared to the existing garage and therefore there are no concerns relating to overbearing or loss of light. In terms of overlooking, one window is proposed on the side elevation, but given the single storey nature, there are no overlooking concerns. Additionally, the submitted elevation

drawing indicates that this window will be obscure glazed and non-opening below 1.7 metres above the finished floor level.

Hip-to-Gable Roof Alteration

The proposed hip to gable roof alteration would have a minimum separation of 1.2 metres from the boundary with no. 23. Additionally, most of the bulk is aligned with the side access and parking area of no. 23. Therefore, it is not considered that the hip to gable roof alteration would have a significant overbearing or overshadowing impact on no. 23. Additionally, no windows are proposed on the side of the roof alteration and therefore there are no concerns on overlooking grounds.

Rear Gable Projection & Rear Dormers

The proposed gable projection would be aligned with the rear gable projection on the neighbouring property, and as such it is not deemed that it would introduce any overbearing or loss of light impacts. In terms of overlooking, no windows are proposed on the side of the gable projection and therefore there are no concerns in terms of overlooking.

The proposed rear dormers are set within the main roof and pose no harm to neighbouring amenities in terms of overbearing and loss of light. Whilst no windows are proposed on the side of the dormers, two bathroom windows are proposed on the rear elevation of the dormer that extends on to the main roof, and these windows, due to the angle of the plot would slightly face towards the rear garden of no. 23. However, given the angle of the windows, and considering where the main private amenity space of no. 23 appears to be, it is not considered that these windows would introduce any significant overlooking concerns. Additionally, these are bathroom windows and are indicated on the submitted plans as being obscure glazed and non-opening below 1.7 metres above the finished floor level.

Front Dormers

The proposed dormers are contained within the main roof and therefore it is not deemed that they would introduce any overbearing impacts or cause a loss of light to neighbouring properties. With regards to overlooking the front dormers are sited over 25 metres from the front of properties on the opposite side of Oatlands Road. The BDG states that to maintain privacy there should be a minimum separation distance of 10 metres. A 25-metre separation greatly exceeds the 10-metre minimum and therefore there are no concerns with regards to overlooking or a loss of privacy.

Residential Amenity Space:

The proposed works would not adversely impact upon the usability of the site's rear amenity space for current or future occupiers.

Landscape and Trees:

The Council's Landscape and Trees Officer has no objection in principle to the proposed extension. Additionally, they have identified that there are no protected trees within the area that would be impacted by the proposed works. However, they have requested further information with regards to any proposed changes to the front boundary and clarity over landscape treatment to the front of the site. This was put forward to the agent, and they have clarified that the existing front boundary treatment

will remain as existing. As such, no further information is required prior to determination of this application as the existing front boundary treatment is appropriate.

Conclusion:

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

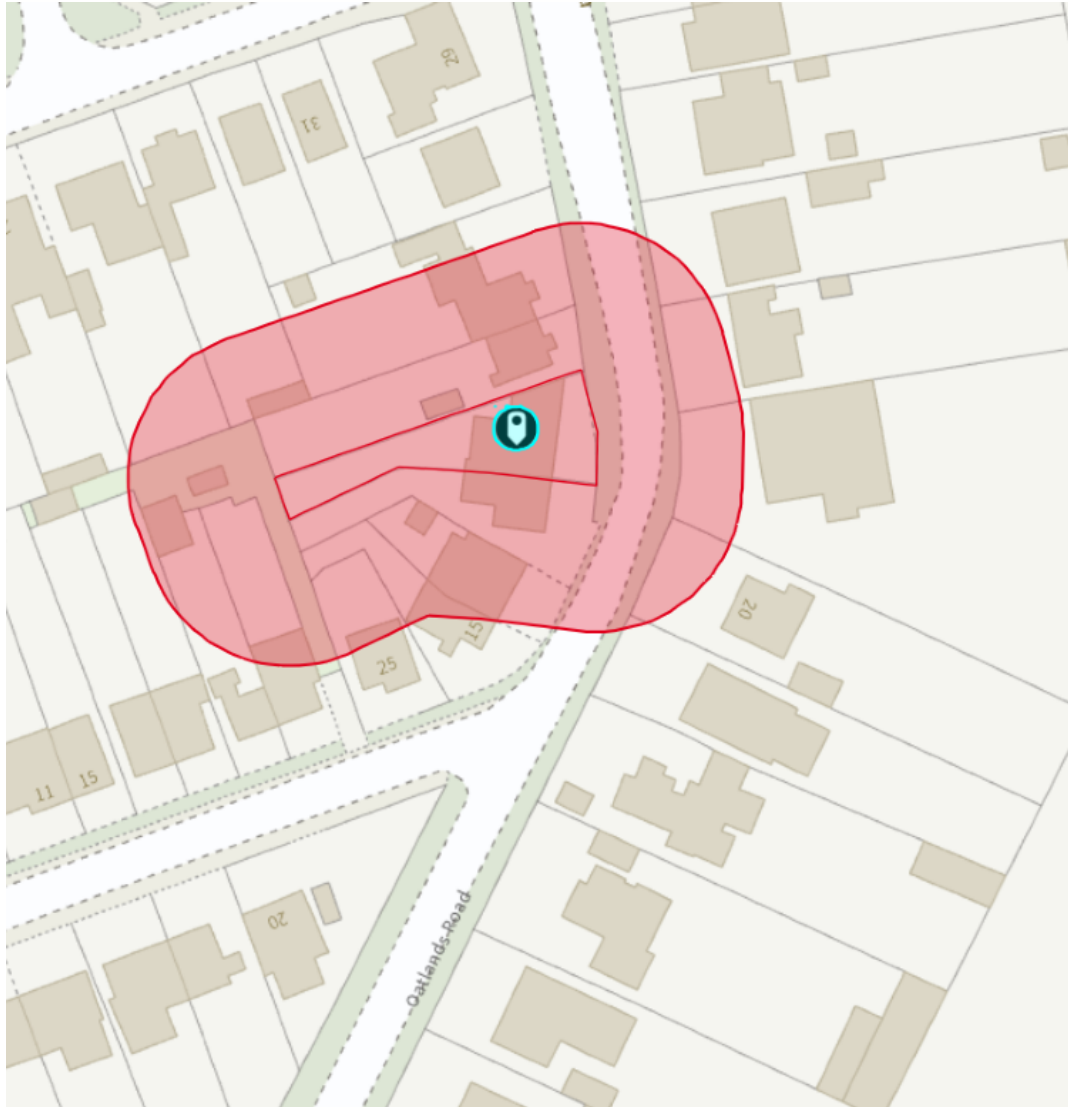
In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex 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:	10 February 2026
Earliest date for decision:	28 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	10/02/26

PLANNING CONSTRAINTS/STATUS



No legend

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Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Shinfield

Thames Basin Heath SPA Mitigation Zones | Total count: 1

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

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: 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 Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	JP895	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	JP896	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	JQ895	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	JR895	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	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000-es=11404&location=475984,168857%20(IRZ%20polygon%20centre)
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Landscape Character Assessment 2019 | Total count: 1

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

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Shinfield Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Shinfield CP	0 m