

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261569
Site Address:	12 Coningham Road, Shinfield, Wokingham, RG2 8QP
Expiry Date:	31 August 2026
Site Visit Date:	27/10/2025 – See PA 241956
Proposal: Application to vary condition 2 of planning consent 241956 for the proposed erection of a two storey side extension following demolition of the existing attached garage. Condition 2 refers to the approved details and the variation is to enlarge the proposed two storey extension, plus changes to fenestration and insertion of an additional rooflight.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE4 – Trees, woodland, hedges and hedgerows DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
261471	Application for non-material amendment to planning consent 241956 to allow changes to layout of extension and changes to fenestration including insertion of additional rooflight.	Refused, 25/06/2026
241956	Householder application for proposed erection of a two-storey side extension following demolition of the existing attached garage.	Approved, 19/09/2024

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objections.

External

Reading Borough Council

REPRESENTATIONS

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

APPRAISAL

Site Description and Proposed Development:

The application site relates to a two storey, detached property located in an established residential area. The surrounding area is characterised by detached, properties that are set in discernible groupings which are distinguished by repeated house type.

This application seeks to vary condition 2 of planning consent 241956 for the following alterations:

- The insertion of a rooflight;
- The insertion of a door in place of two ground-floor windows;
- The insertion of a ground floor south-east-facing window in place of an existing side door;
- An additional 2 metres depth to the approved two-storey side extension.

This application follows a recently refused non-material amendment application for similar proposals under ref: 261471. In summary, that application was refused on the basis that the proposed two-storey side extension constituted a material amendment to the approved scheme, as it had the potential to affect the character and appearance of the area and the amenities of neighbouring occupiers.

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:

The proposal includes an additional two metre extension, projecting from the rear of the approved side extension, to provide additional floor space at first-floor level and an open colonnade at ground-floor level. The extension would adopt a matching scale and form and, due to its rearward siting, would not be readily perceptible from the public realm. It would therefore not adversely impact the character of the area.

The proposed additions and alterations to the fenestration are considered to be minor amendments that would not adversely impact the character of the area.

Neighbouring Amenity:

Overlooking:

The views afforded from the proposed first-floor rear-facing window would be broadly comparable to those of the previously approved arrangement. Whilst the revised window position would allow slightly more angled views towards the rear garden of No. 19 Salmond Road, these views would be primarily directed towards the far end of the garden and would remain separated by an approximate distance of 19 metres from the southern boundary. Accordingly, it is considered that the proposal would not result in an unacceptable level of overlooking or any significant loss of privacy for neighbouring occupiers.

With respect to the proposed roof window serving the loft space, whilst it would afford some angled views towards the rear garden of No. 19 Salmond Road, it would be positioned approximately 18.5 metres from the shared boundary. Given this separation distance, it is considered that the proposal would not result in an unacceptable level of overlooking or loss of privacy.

Loss of Light and Overbearing:

Whilst the proposed two-storey projection would be constructed directly against the shared side boundary with the neighbouring property to the west, it would not extend beyond the neighbouring rear elevation and would be positioned a sufficient distance

from the neighbour's main private amenity space. As such, the proposal would not result in an unacceptable sense of enclosure, overbearing impact, or any significant loss of light to neighbouring occupiers.

Highway Access and Parking Provision:

The proposal would not alter the existing parking arrangement on the application site. Accordingly, the existing provision of three off-street parking spaces would remain sufficient to serve a dwelling of this size, and no highway or parking-related objections are raised.

Amenity Space:

The remaining rear amenity space would meet the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Landscape and Trees:

The Council's Tree and Landscape Officer has reviewed this application and raises no objection to the proposed revisions to Condition 2. The site is subject to Tree Preservation Order (TPO) 1802/2021, T2, an oak on the rear boundary. The tree has not been located on the *Proposed Plans & Elevations* drawing, but it will not be impacted by the scheme as it is not proximate. (Ref: Urban Regen Architects, A-L-001 Rev C, July 2024)

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:	Approval

Date:	14 July 2026
Earliest date for decision:	28 July 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	29.07.2026