

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253165
Site Address:	36 Deardon Way, Shinfield, Wokingham, RG2 9HF
Expiry Date:	24 March 2026
Site Visit Date:	18th March 2026
Proposal: Householder application for the proposed erection of a single storey side extension and 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
052355	Proposed change of use of land to residential curtilage and erection of a 1.8m high fence.	Refused 12 th December 2005
071925	Proposed installation of 2 Velux windows to rear of property.	Approved 29 th November 2007
081194	Proposed change of use of amenity land to residential garden and erection of 1.8-metre-high garden fencing.	24 th October 2008 Application Withdrawn

252571	Application for a certificate of lawfulness for the proposed erection of a single storey side extension along with changes to fenestration.	Refused 16 th December 2025
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CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning-No comments recieved
WBC CIL-No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey dwelling with a accommodation in the roof situated in a small row of terraced housing in Shinfield Wokingham. The site is surrounded by dwellings that are similar in character and design.

Proposal: This application seeks permission for the proposed erection of a single storey side extension with 2 No roof lanterns and changes to fenestration.

The proposed extension will measure approximately 3.1 meters in height, 2.5 meters in width and 6 meters in depth. The proposed extension will be positioned to the side of the dwelling, as part of the proposed works new windows will be added to the side and rear elevation along with 2 No roof lanterns. The extension will facilitate an extended kitchen/dining area.

During the validation of the application it was confirmed via email that the application would no longer look to open the garden up to the complete amenity land. The application only relates to the conversion of the land on the footprint of the side extension.

A block plan has been submitted showing the existing garden boundary remaining in the same position and that there would be no further encroachment into the open amenity land to the side of the house that provides important landscaping to the overall estate.

Planning History: The site has had previous planning applications submitted. Application 052355 submitted in May 2005 for the proposed change of use of land to residential curtilage and erection of a 1.8m high fence, was refused due to the loss of

open amenity land. Application 071925 submitted in October 2007 for the proposed installation of 2 Velux windows to rear of property was approved in November 2007. Application 081194 submitted in July 2008 for the proposed change of use of amenity land to residential garden and erection of 1.8-metre-high garden fencing was withdrawn in October 2008. Application 252571 submitted in October 2025 for the proposed certificate of lawfulness for the proposed erection of a single storey side extension along with changes to fenestration, was refused for the following reasons;

- The enlarged part of the dwellinghouse extends beyond a wall which fronts a highway and forms a side elevation of the original dwellinghouse.
- The side extension has a width greater than half the width of the original dwellinghouse. The original dwellinghouse measures approximately 4.91m and the extension measures 2.5m.
- The development would be outside of the residential curtilage onto the landscaping that forms part of the estate amenity land. This can be seen from the 2019 aerial photograph.

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: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Deardon Way and the surrounding estate comprises of a mixture of terraced, semi-detached and detached dwellings all similar in design and character. A number of the dwellings have benefitted from garage conversions, single storey rear and front extensions to form a front porch and insertion of roof lights to the front and rear that are visible from the street scene.

R23 of the Borough Design Guide, (BDG) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The proposed extension will be positioned to the side of the dwelling and will facilitate an extended kitchen/living area with two additional windows to the side and rear elevation and two roof lanterns. The extension will be set down from the ridgeline of the existing dwelling and will incorporate a flat roof design. The extension appears modest in scale and a subservient and sympathetic addition to the host dwelling. The proposed fenestration changes to the side and rear elevation at ground floor level causes no concern regarding overlooking, as there are no changes with regards to separation distances. In addition to this, the proposal will utilise matching materials that relate well to the host dwelling.

The extension would encroach into an open corner which is estate amenity land. However it is set back from the front elevation and the existing boundary to the rear garden is remaining the same. Whilst a further encroachment into the open amenity land would likely have a negative impact, the extension itself is deemed acceptable.

Therefore, the proposed development is considered acceptable and will have an acceptable impact on the character of the street scene. The proposal is therefore in accordance with policies CP1 and CP3 of the Core Strategy and the advice and guidance contained in the Borough Design Guide

Neighbouring Amenity: The scale and design of the proposed extension have been carefully considered to ensure it remains in-keeping to the host dwelling, character of the property and does not result in any unacceptable impact on neighbouring amenity. As the proposal is single storey with minimal changes to fenestration, it causes no adverse concern relating to overlooking, loss of light and overbearing.

Highway Access and Parking Provision: There is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Ecology: The site is located in an area suitable for bat roosts. As the proposal is single storey and involves no demolition, there are no concerns regarding bat roosts.

Conclusion: For all the above, the proposal is acceptable, and 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:	17 March 2026
Earliest date for decision:	12 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.03.2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant