

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261123
Site Address:	8 Peartree Walk, Shinfield, Wokingham, RG7 1TQ
Expiry Date:	4 July 2026
Site Visit Date:	3 June 2026
Proposal: Householder application for the proposed single storey rear extension to create conservatory (part-retrospective)	

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 CC04 – Sustainable Design and Construction
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 objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council: No comment
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: The single storey rear conservatory exceeds the recommended 4m depth for extensions advocated within the Borough Design Guide (approx. 4.20m in depth). However, it is a glazed conservatory structure therefore has limited bulk due to the nature of the materials. The host property has a spacious garden to accommodate for such sized extension. Moreover, being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

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

Loss of Light: Given the conservatory is only single storey and the garages would screen most of the conservatory, it's considered not to result in harmful loss of light.

Overbearing: Where new housing has flank elevations, these should be set away from the site boundaries to allow residents to have access for maintenance purposes and to access their garden areas. A distance of 1m from the site boundary is generally accepted as providing adequate access. The conservatory would be over 3.70m from the side boundary of no.6, thus complying. On the other side, the conservatory would be less than 1m from the boundary of no.10, thus not complying with guidance. However, given the garage of no.10 would screen the majority of the conservatory, it's considered not to be overbearing.

The overall scale and massing of the extension is proportionate to the host property. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks. The proposal would not appear physically overbearing or oppressive to neighbours with the height of the dwelling not increasing and as such that it would be significantly detrimental to their amenities.

Amenity Space: The remaining garden space would be over 11m, thus complying with the BDG.

Highways: The number of habitable rooms will remain the same with the development proposals. Three parking spaces have been indicated on the plans, which is acceptable.

The plans indicate that the rear access is to be retained. This will adequately enable the accommodation of the cycle parking demand in the rear garden.

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:	2 July 2026
Earliest date for decision:	3 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	2 July 2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant