

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251611
Site Address:	4 Dearlove Place, Shinfield, Wokingham, RG2 9FZ
Expiry Date:	8 October 2025
Site Visit Date:	21 August 2025
Proposal: Householder application for the proposed erection of a single storey side extension to the dwelling alongside alterations to the side fenestration, with the extension and alteration of the detached garage roof including the insertion of front and rear dormers and changes to garage 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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Shinfield Neighbourhood Plan

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection subject to conditions

WBC Highways: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council: Dormer window may oversee into neighbouring gardens. Officer response: Addressed in overlooking section of report.
Ward Member(s)	No comments received

Neighbours	21 Oatlands Chase, Shinfield: Overlooking and loss of light into garden. Officer response: Addressed in overlooking section of report.
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APPRAISAL

Site Description: Two storey detached dwelling with single storey detached garage.

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.

The floor plans show the ground floor will remain as a garage and the first floor will be used for a storage/games room.

While the proposal includes increasing the width of the garage by approx. 1.80m, altering the roof form and adding 2 gable dormers on the east side elevation. These changes would alter the existing garage but would still appear as a subservient feature to the main dwelling. The garage would be viewed in context to larger two storey dwellings along Dearlove Place.

The detached garage is located to the front of the main dwelling. Whilst the detached garage would have no physical link to the main dwelling, the floor plans for the building do not contain the facilities required for day-to-day living and thus could not be occupied as a separate dwelling. Thus, the circumstances indicate that the additional room would be used incidentally to 4 Dearlove Place. The proposed usage of the garage would not result in a material change of use or the formation of an independent residential planning unit. As stated above, the proposed use would be purely ancillary to the main dwelling.

A condition will be implemented to ensure the garage shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site.

Therefore, it is considered that the proposal would be acceptable in principle.

Character of the Area: The Borough Design Guide states, “*side extension should not generally project forward of the building line on the street frontage(s)*” and “*a gap should be retained between the building line and the site boundary and this should be*

a minimum of 1m in width". The single storey side extension would not project forward of the building line and be more than 1m from the site boundary, thus complying with the BDG.

The single storey side extension for the garden room would be a minor feature which would not harm the street scene given it would not be visible from the public realm. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area.

The garage roof form would change form but remain a pitched roof. The garage remains a modest and clearly subordinate structure to the host dwelling given the height of the garage remains the same. The roof form with two dormers provides a contemporary but unobtrusive design form that sits comfortably alongside the existing house without competing with its form and the proposal would not appear incongruous.

The Borough Design Guide states that *"dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof"* and *"dormers should relate to the design of the existing building in terms of roof form, materials, position and window proportion"*. The gable dormers does not project above the existing ridge line and the dormer is situated within the main roof whilst also being set back from both eaves line and the sides of the roof, therefore complying with the BDG. Whilst the gable dormers would alter the appearance of the garage, it is considered that such alteration would be a subservient feature; not harming the character of the area.

The proposed materials are to match the existing, thus in keeping with the current characteristics of the dwelling and no harm.

Neighbouring Amenity:

Overlooking: The ground floor openings of the side extension would be screened by the existing boundaries, thus no overlooking concerns. It also includes 2 rooflights but given the approx. 7.60m separation distance from 21 Oatlands Chase, such would not result in harmful overlooking.

Given the size of the garage, the dormers within the roofslope would be at a height lower than first floor level, giving a similar outlook similar to that of rooflights. Dormers usually look straight out, so they do not provide an easy or direct view into side-facing windows of a neighbour. Any view toward No.21 would be oblique/angled and therefore not materially different from the existing situation from first-floor windows. Furthermore, along the rear boundary of no.21, there is mature vegetation of significant height which would act as natural screening, reducing the perception of overlooking onto no.21.

The separation distance from the side of the no.4 garage to the front of 12 Pettit Place would be over 35m, thus no overlooking concerns. Furthermore, along the rear boundary of no.21, there is mature vegetation of significant height which would act as natural screening, minimising any overlooking from the gable dormer windows.



Loss of Light/Overbearing: Given the single storey side extension is over 7.60m from rear boundary wall of 21 Oatlands Chase, it would not result in loss of light or considered to be overbearing.

The garage would be approx. 2.30m from the side boundary of no.21 and over 13m from the flank wall of the garage and rear wall of no.21. Given such separation distance as well as the proposal does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks, thus not considered to be overbearing or result in harmful loss of light.

Highway Access and Parking Provision: The proposal would retain at least one parking space within the garage, whilst there is also potential for an additional vehicle. Considering the available driveway parking, the overall level of parking meets WBC parking standards. Highways recommend that the ground floor of the garage is retained for parking.

Flooding and Drainage: The existing dwelling is within flood zone 1 and we would have no objection to the principle of the extension, as represented by proposed plans and elevations drawing GP-2507-A-4.

The comments from drainage have been taken into consideration, however due to the scale of the scheme the provision of a drainage system details is not required.

Ecology: The preliminary ecological appraisal concludes there are no visible features externally on the buildings which could be utilised by roosting bats or in which bats

could access the buildings to roost and internally there are no potential roosting opportunities for bats.

It is concluded that there is negligible potential for roosting bats within the single storey family room or detached garage. No further survey effort is required. Therefore, the proposal would not have harmful ecological impacts.

Amenity Space: The proposal slightly reduces the amount of amenity space available to the property, but it would still be roughly rectangular in shape, receive sunlight for part of the day and be able to accommodate typical garden activities as set out in the Borough Design Guide. Therefore, the reduction in amenity space is not considered to have a harmful impact on the amenity of the occupier.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	6 October 2025
Earliest date for decision:	9 September 2025

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	6 October 2025

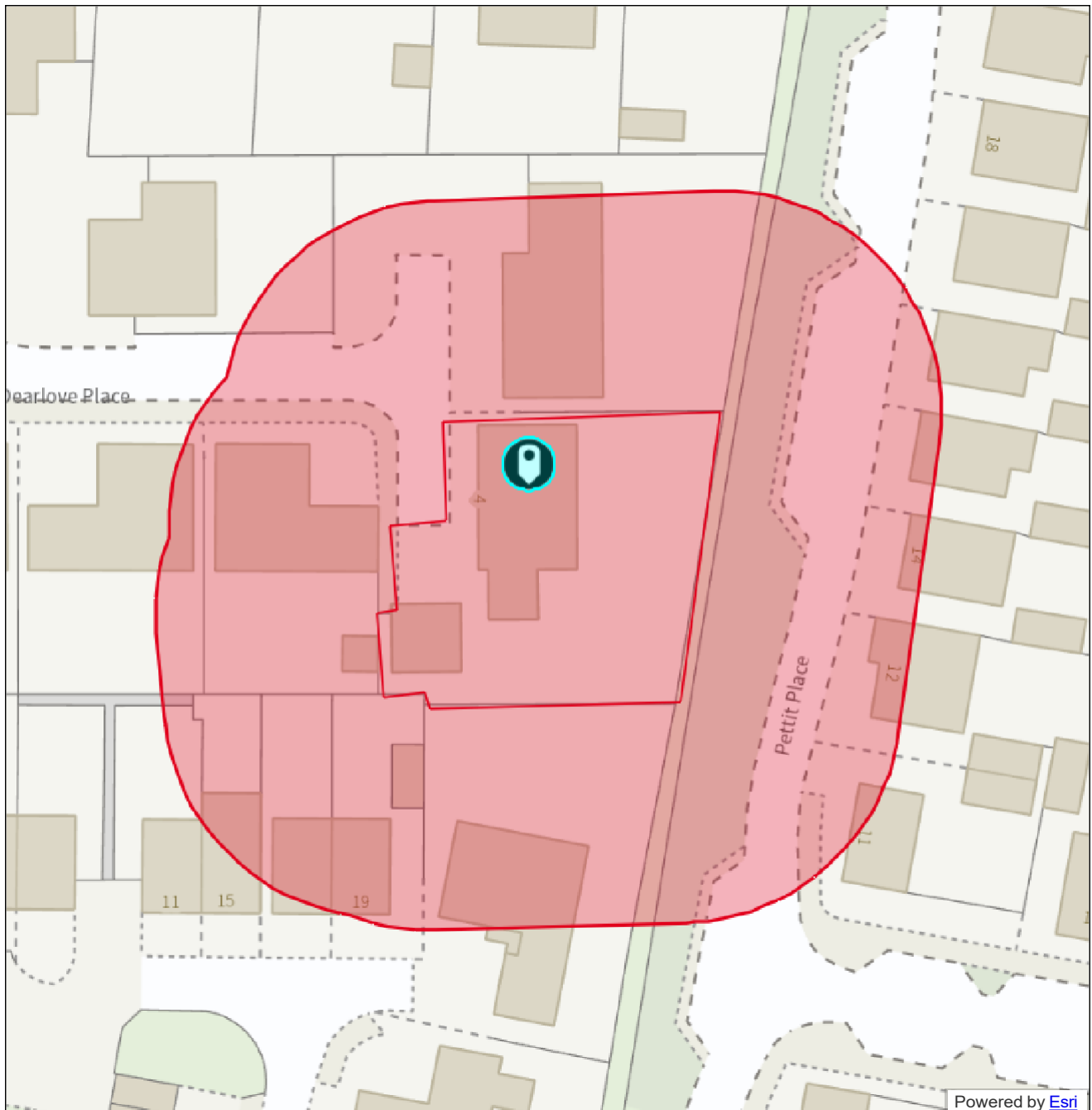
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 4,069.74 m²

Date: Wed Jul 09 2025 15:20:18 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 4

#	NAME
1	Within South of M4 Strategic Development Location
2	Within Modest or Limited Development Locations
3	Within Modest or Limited Development Locations
4	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Shinfield

Strategic Development Locations | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Strategic Development Location	South of M4

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.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Risk of Flooding from Surface Water | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

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.	JV877	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	JV878	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	JW877	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	JW878	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
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&es=11404&location=475984,168857%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

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

Archaeological Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Archaeological Site	17

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Shinfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Shinfield CP	0 m