

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242106
Site Address:	263 Shinfield Road, Shinfield, Wokingham, RG2 8HF
Expiry Date:	18 October 2024
Site Visit Date:	8 March 2024
Proposal: Householder application for the proposed single storey side and rear extension following demolition of the garage and conservatory.	

PLANNING CONSTRAINTS/STATUS

Green Routes and Riverside Paths
Scale and Location of Development Proposals – Major Development Location (Shinfield (North of the M4))
Landscape Character Assessment Area

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 CP8 – Thames Basin Heaths Special Protection Area 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
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
240096	Householder application for the proposed erection of a single storey side rear extension plus changes to fenestration following demolition of existing garage and conservatory.	Approved 15/03/2024
241356	Application for submission of details to comply with the following condition of planning consent 240096 dated 15.03.24. Condition 4 relates to scheme of landscaping.	Approved 09/08/2024

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions.
WBC Landscape and Trees – No objection subject to conditions. *Officer comments: This will be assessed within the main report.*

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Proposed Works:

This application seeks permission to erect a single storey rear extension to the property to provide a sun lounge, following the demolition of the existing conservatory. To erect a single storey side extension to the dwelling to extend the family room, kitchen and to provide a downstairs toilet and study, following the demolition of the existing detached garage. The proposed materials used in the extension would match the existing materials of the dwelling.

This application is near identical to the previous submitted householder application at this site, 240096, with the difference being that the rear extension would extend a further 1 metre.

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 extension adheres to R16 design principle within the Borough Design Guide (BDG) in relation to separation distances as the proposal is set 1.9 metres from the boundary with the nearest neighbouring property No. 261. Additionally, given its proportionate scale and unimposing design, the extension would have an

acceptable impact on the appearance of the dwelling and wider area. The proposed rear extension is single storey in nature and would not be visible from the public domain, and with the proposed materials to match the existing dwelling, the visual effect of the extension poses no harm to the character of the area.

The proposed single storey side extension does not adhere to R16 design principle within the BDG in relation to separation distances as the proposal is set approximately 0.95 metres from the boundary with the neighbouring property No. 261. But, given its proportionate scale and unimposing design, the extension would have an acceptable impact on the appearance of the dwelling and wider area. The proposed side extension is single storey in nature and would be partially visible from the public domain, but with the proposed materials to match the existing dwelling, the visual effect of the extension poses no harm to the character of the area.

Neighbouring Amenity:

The proposed single storey rear extension would extend 4 metres from the rear of the dwelling and is single storey in nature. There are windows on the side of the extension facing neighbouring properties, but the single storey nature ensures there are no issues on neighbouring amenity terms through overlooking or loss of light. 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 rear extension is set approximately 1.9 metres from the closest side boundary, but an eaves height of 2.5 metres raises no concerns on neighbouring amenity terms relating to the issue of overbearing.

The proposed single storey side extension would extend approximately 3 metres from the side of the dwelling, and it would be single storey in nature. There are windows proposed on the side of the extensions, but the single storey nature of the side extensions ensures there are no issues on neighbouring amenity terms through overlooking or loss of light. 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 rear extension is set approximately 0.95 metres from the closest side boundary, but an eaves height of 2.5 metres raises no concerns on neighbouring amenity terms relating to the issue of overbearing.

Residential Amenity Space:

The proposals would not adversely harm the usability of the site's rear amenity space for current and future occupiers.

Landscape and Trees:

WBC Landscape and Trees have no objection to the proposal subject to a landscaping scheme being submitted prior to the commencement of the development. A discharge of conditions application, 241356, was submitted for the site to discharge the previous landscaping condition attached to the previous permission 240096. With the discharge of conditions application, the landscaping scheme was submitted and approved by WBC Landscape and Trees. The same landscaping scheme has been provided with this application. The landscaping scheme will be conditioned as part of the approved plans and therefore it is not necessary to include a condition requesting a landscaping scheme. Accordingly, the condition is not attached.

Conclusion:

For the reasons above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5, CB7

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Yes

RECOMMENDATION

Recommendation:	Approve
Date:	17 October 2024
Earliest date for decision:	14 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	17/10/24