

PLANNING REF : 261486
PROPERTY ADDRESS : School Green Centre
: School, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Shinfield Parish Council Shinfield Parish Council
DATE SUBMITTED : 09/07/2026

COMMENTS:

SPC wish to object to this application for Permission in Principle for the construction of two dwellings on land adjacent to 1 Ilbury Close, Shinfield. Although the application seeks only Permission in Principle, the Local Planning Authority must still be satisfied that the location, land use and amount of development are acceptable. In my view, the application fails to demonstrate this for the following reasons.

1. Insufficient Assessment of Site Constraints

The Planning Statement repeatedly concludes that there are "no known physical or environmental constraints" but provides no technical evidence to support this assertion. Instead, it simply defers all significant planning matters to a future Technical Details Consent application.

The applicant has provided no evidence regarding:

- highway safety
- parking provision
- drainage and flood risk
- trees and landscaping
- ecology
- residential amenity
- infrastructure capacity

Without understanding these constraints, it is impossible to conclude that two dwellings are genuinely acceptable in principle on this site.

2. Overdevelopment of a Prominent Corner Plot

The application relates to a prominent corner plot within an established residential estate characterised by relatively open spacing around junctions. While the application claims the site is "underutilised", the former garage and side garden contribute to the spacious character of the area. Developing the entire parcel for two separate dwellings would materially increase the density of development and risks creating an overdeveloped appearance inconsistent with the established pattern of development. The application contains only indicative plans and provides no evidence that two dwellings can be accommodated without harming the character of the street scene.

3. Failure to Demonstrate That the Amount of Development is Appropriate

Permission in Principle requires the Council to consider whether the proposed amount of development is suitable. The Planning Statement simply states that two dwellings can be accommodated "comfortably" but provides no objective assessment to justify this conclusion. No information has been provided regarding:

- plot sizes
- separation distances
- parking layout
- turning arrangements

- private amenity space
- visibility splays
- servicing requirements

Without this information there is insufficient evidence that two dwellings represent an appropriate quantum of development.

4. Lack of Evidence Supporting Sustainable Development

The Planning Statement relies heavily on general statements that Shinfield is a sustainable settlement. However, sustainability is not established merely because a site lies within settlement limits. The application contains no assessment of:

- accessibility by walking and cycling
 - likely traffic generation
 - impacts upon local roads
 - pressure on local infrastructure
 - cumulative impacts with other development within Shinfield
- The conclusion that the proposal represents sustainable development is therefore unsupported.

5. Failure to Demonstrate Compliance with Development Plan Policies

The Planning Statement cites Core Strategy Policies CP1, CP9 and CP17 together with Managing Development Delivery Local Plan Policies CC01 and CC02. However, it does not explain how the proposal would satisfy the wider objectives of these policies, particularly those requiring development to:

- respect local character
- achieve high quality design
- avoid adverse impacts on neighbouring properties
- integrate successfully into its surroundings
- contribute positively to the built environment

Instead, these matters are simply postponed until the Technical Details stage. Permission in Principle should only be granted where there is confidence that the proposed development is capable of complying with development plan policies. That confidence has not been demonstrated.

6. Premature Deferral of Fundamental Planning Issues

The Planning Statement suggests that virtually every material planning consideration should be addressed later. While Technical Details Consent is intended to resolve design matters, the Council must still be satisfied that there is a realistic prospect of an acceptable development being achieved. Where there is insufficient evidence that the proposed amount of development can be delivered without significant planning harm, Permission in Principle should be refused.

Conclusion

The application relies almost entirely upon broad policy statements and unsupported assertions that the site is suitable for two dwellings.

It does not provide sufficient evidence that:

- two dwellings represent an appropriate level of development - the site is free from constraints that could prevent development - the proposal would integrate successfully into the existing

residential area

- the proposal genuinely accords with the Development Plan

Accordingly, we respectfully request that Wokingham Borough Council refuses Permission in Principle for this application.

Submitted by Deputy Clerk to Shinfield Parish Council