

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261070
Site Address:	Shinfield Infant And Nursery School School Green Shinfield Wokingham RG2 9EH
Expiry Date:	10 July 2026
Site Visit Date:	15 June 2026
Proposal: Application for listed building consent for the proposed installation of a replacement pedestrian gate following demolition of the existing front boundary dwarf wall, fencing and gate.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC10 – Sustainable Drainage TB15 – Major Town, and Small Town/District Centre development TB16 – Development for Town Centre Uses TB17 – Local Centres and Neighbourhood and Village Shops TB24 – Designated Heritage Assets
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS17 – Transport improvements C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel DH1 – Place making and quality design DH5 – The historic environment
Other	Borough Design Guide Supplementary Planning Document South of M4 SDL SPD Shinfield School Green Village Character Statement Shinfield Neighbourhood Plan

PLANNING HISTORY		
Application No.	Description	Decision & Date
261069	Application for listed building consent for the proposed installation of a replacement pedestrian gate following demolition of the existing front boundary dwarf wall, fencing and gate.	Awaiting Determination
253139	Full application for the proposed installation of a replacement pedestrian gate following demolition of the existing front boundary dwarf wall, fencing and gate.	Withdrawn 14/04/2026
253140	Application for Listed Building consent for proposed demolition of the existing front boundary dwarf wall, fencing and gate, and installation of a replacement pedestrian gate.	Approved 10/03/2026
253135	Application for a certificate of lawfulness for the proposed creation of a new footpath with associated works.	Approved 22/04/2026
232001	Full application for the proposed erection of 1no. single storey 6m x 4m timber pod.	Approved 21/11/2023
212012	Full application for the proposed installation of a Class 1 lightning protection system to the main school building.	Approved 19/07/2021
142832	Application for submission of details to comply with the following conditions of planning consent F/2014/0537: 2. Material samples 5. Surface water drainage 6. Ventilation and filtration 7. Plant and machinery noise 8. Noise from school hall 10. Proposed footpath 11. Crossing point 12. Cycle shelter 13. Site compound 17. Landscaping scheme 18. Boundary treatments 19. Rear vehicular access	Approved 06/01/2016
141131	Proposed erection of multipurpose school hall with ancillary parking and landscaping & hard play spaces, plus internal works to existing school building to create new classrooms. Change of use of agricultural land to school grounds.	Approved 25/06/2014
141065	Listed Building Consent for the proposed erection of new multi-purpose school hall with ancillary parking and landscaping. Proposed internal alterations and minor window and door changes to existing school buildings.	Approved 24/07/2014
132299	Listed building application for the proposed extension to south of existing assembly hall to create new classroom and associated corridor, plus alterations to fenestration. Extending existing footpath to meet new classroom external doors	Approved 12/08/2013

	and moving existing external seating area within courtyard.	
131682	Proposed extension to south of existing assembly hall to create new classroom and associated corridor, plus alterations to fenestration. Extending existing footpath to meet new classroom external doors and moving existing external seating area within courtyard.	Approved 12/08/2013
130393	Proposed demolition of existing glazed corridor link between Roll along and main building and formation of new pedestrian access to covered canopy and erection of new reception waiting area and new glazed ramped corridor.	Approved 20/08/2013
130734	Listed building application for the proposed demolition of existing glazed corridor link between Roll along and main building and formation of new pedestrian access to covered canopy and erection of new reception waiting area and new glazed ramped corridor.	Approved 20/08/2013
121589	Listed Building Application for the proposed installation of a phased solar panel array within the curtilage of a listed building.	Approved 20/06/2012
121584	Proposed installation of a phased solar panel array within the curtilage of a listed building.	Approved 20/06/2021
LB/2008/2178	Listed building application for the proposed erection of a single storey extension to school to create link between main building of school and nursery unit	Approved 28/11/2008
F/2008/2177	Proposed erection of a single storey extension to school to create link between main building of school and nursery unit.	Approved 28/11/2008
LB/2007/1317	Proposed erection of glazed corridor/play area plus single storey extension to form store and accessible toilet, doorway alterations and insertion of glazed hatch within reception area. Erection of section of security fencing.	Approved 03/08/2007
F/2007/1316	Proposed erection of glazed corridor/play area between main and terrace buildings, single storey extension to form store and accessible toilet plus erection of section of security fence.	Approved 20/07/2007

CONSULTATION RESPONSES

Internal

WBC Built Heritage - No objection
WBC Highways - No objection
WBC Public Right of Way – No objection

External

None

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council supports this application to deliver the new footpath along Hyde End Road to School Green.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site comprises a small area of wall and railing associated with the boundary treatment of Shinfield Infant and Nursery School in addition to an area of highway land immediately adjacent to the existing wall and a small part of School Green adjacent to an existing outbuilding. The school itself is Grade II listed under List Entry Number 1136149. The wall, subject to this application is therefore curtilage listed.

Description of Development: The proposal seeks the demolition of a section of front boundary dwarf wall, fencing and gate, and insertion of a replacement school gate adjacent to the footpath along Hyde End Road/School Green at Shinfield Infant and Nursery School.

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 application site is located within settlement limits, such that the principle of development is likely to be supported, subject to accordance with other policies in the Local Development Plan.

Character of the Area: The application site lies adjacent to School Green, a central triangular open space at the centre of Shinfield, which forms part of the designated Shinfield Area of Special Character (AoSC). School Green is defined by its open, spacious quality, incorporating the village war memorial, a car park, and several mature trees that positively contribute to the visual amenity and character of the area.

The immediate surroundings comprise predominantly low-density, two-storey development. The nearest built form is the school building itself, positioned immediately west of the existing wall and footpath that are the subject of this application. To the east, the streetscape includes a small convenience store and The Bell and Bottle Public

House, both of which front Hyde End Road (B3349). Hyde End Road runs southwards through Shinfield, providing a connection to Spencer's Wood and contributing to the semi-urban character of the locality.

Further to the south-east, around Millworth Lane, the character transitions to a more traditional residential setting, consisting largely of two-storey detached and semi-detached dwellings. Across School Green, clear sightlines between the school and surrounding buildings contribute to the area's open, village-centre character, reinforcing the distinctive qualities recognised within the AoSC designation.

Heritage: Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting. Paragraph 212 of the NPPF (2024) requires that great weight be given to the conservation of a designated heritage asset when considering the impact of a proposed development on its significance, regardless of whether the level of harm is substantial, total, or less than substantial. Paragraph 213 further states that any harm to, or loss of, the significance of a designated heritage asset, whether through alteration, destruction, or development within its setting, must be clearly and convincingly justified. In turn, paragraph 215 sets out that where a proposal results in less than substantial harm, this harm should be weighed against the public benefits of the development.

A Heritage Statement was submitted in support of the planning application. It confirms that Shinfield Infant and Nursery School is a Grade II listed building of 1707 with later 19th century additions, forming a key historic feature of School Green. Its setting makes a strong contribution to its overall significance, in combination with several nearby non-designated heritage assets including the Bell & Bottle, the Co-op building, and Numbers 43 to 45 School Green. The late-19th-century boundary wall subject to this application is curtilage-listed and contributes modestly to the historic definition of the school's frontage. The section of low, curving boundary wall, while of curtilage listed status, has been much altered and now holds only limited historic or evidential value beyond marking the school's original grounds. Its removal, together with the removal of the non-historic railings and gate and their replacement, is therefore considered to have a neutral impact on both the setting of the listed school buildings and the character and appearance of the Special Character Area. The proposals would result in less than substantial harm to the listed building and to nearby non-designated assets, with no harm to the War Memorial. The Council's Heritage Officer raises no objection.

Highway Access and Parking Provision: The proposed development would result in an improvement in the safety of the existing highway. The proposed works will result in an improvement in pedestrian accessibility to the school. The proposed replacement gate is located further south than the existing gate. This is to better accommodate active travel movements by providing safe and direct access. The works proposed to be undertaken to the highway comprise permitted development rights and a lawful development certificate for the works was permitted under a separate planning application (ref. 253135).

Flooding and Drainage: The application site is located wholly within Flood Zone 1, with a very low chance of surface water flooding. The application site is therefore acceptable in terms of flooding and drainage.

Landscape and Trees: The works subject to the application that require full planning and listed building consent do not impact on trees and landscape matters. The works to the highway that would impact existing trees and hedgerow along Hyde End Road benefit from Permitted Development and were included within a separate application for a Certificate of Lawful Development (ref. 253135).

Conclusion: The proposal represents significant public benefit given the improvements to highway safety for children and parents of Shinfield Infant School and Nursery. No objections have been received, and statutory consultees are content with the proposal.

While it is noted that the removal of a short section of curtilage-listed boundary wall does represent a partial loss of the school's historic boundary walling. The harm is considered to fall very much at the lowest end of the range of "less than substantial harm". Paragraph 215 of the NPPF (2024), states that where a development will lead to less than substantial harm of the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. It is concluded that the benefits of the application in relation to highway safety and amenity outweigh the less than substantial harm as a result of the removal of a small section of the curtilage listed wall. The application is therefore deemed acceptable such that planning and listed building consent should be granted.

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:	08.07.2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	08.07.2026