

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251322
Site Address:	Orchard Cottage, Wokingham Road, Hurst, Wokingham, RG10 0SB
Expiry Date:	15 July 2025
Site Visit Date:	Not required unless objection received
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7.10m, for which the maximum height would be 3.45m and the height of the eaves 3.23m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
250815	Householder application for proposed two-storey front porch extension, followed by changes to fenestration.	Approved 28/05/2025
250784	Householder application for the proposed enlargement of the existing driveway to create a one-way vehicular access with new vehicular exit onto Wokingham Road along with new gates, following the demolition of 3 no. walls.	Approved 11/06/2025
980015	Proposed First Floor Side Extension To Dwelling.	Approved 13/11/1998
060198	Proposed single storey rear extension to dwelling to form conservatory.	Approved 16/03/2006

REPRESENTATIONS

Neighbours	None received.
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APPRAISAL

Site Description:

A two-storey detached property located on the western side of Wokingham Road, Hurst.

Land/ Property Designations:

There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).

The site is located in an area suitable for bat roosts.

Consultation:

All adjoining neighbouring properties were consulted on 5 June 2025 and given the statutory 21 days to respond. No objections have been received.

The Public Sector Equality Duty (Equality Act 2010):

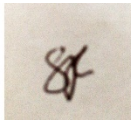
In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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.

Conclusion:

As no objections have been received as a result of the Neighbour Consultation Scheme, the prior approval of the Local Planning Authority is not required in this instance.

RECOMMENDATION

Recommendation:	Prior Approval not required
Date:	9 July 2025
Earliest date for decision:	26 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10.7.25