

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251408
Site Address:	1 Montrose Villas, Hinton Road, Reading, Berkshire, RG10 0BU
Expiry Date:	2 October 2025
Site Visit Date:	21 August 2025
Proposal: Householder application for the proposed erection of single storey extension with roof lantern and the demolition of both existing garage and single storey rear.	

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 TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
070830	Application for a Certificate of Lawful Proposed Use for the demolition and rebuilding of part of existing rear extension.	Refused 08/05/07
071983	Proposed demolition and rebuilding of part of existing single storey rear extension.	Approved 19/06/07
120994	Proposed conversion of loft to habitable space with rear dormer extension.	Approved 11/07/12
150114	Application for a certificate of proposed use for the construction of a rear dormer extension and insertion of rooflights to the front elevation.	Approved 28/08/15

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

WBC Built Heritage Officer: No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	St Nicholas Hurst Parish: No adverse comments pertaining to application 251408.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Pre-1948 semi-detached dwelling.

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 total length of the rear extension would be approx. 14.20m. However, it would project a further 5.95m than current single storey rear extension. Whilst the Borough Design guide recommends a maximum of 4m in depth for rear extension close to the boundary, the proposed single storey rear extension would be larger the existing rear extension and it would still have a very similar view as the existing rear extension, so it is not going to have a significant harmful impact. With it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would unlikely have an adverse impact on the character of the host property or surrounding area.

Neighbouring Amenity:

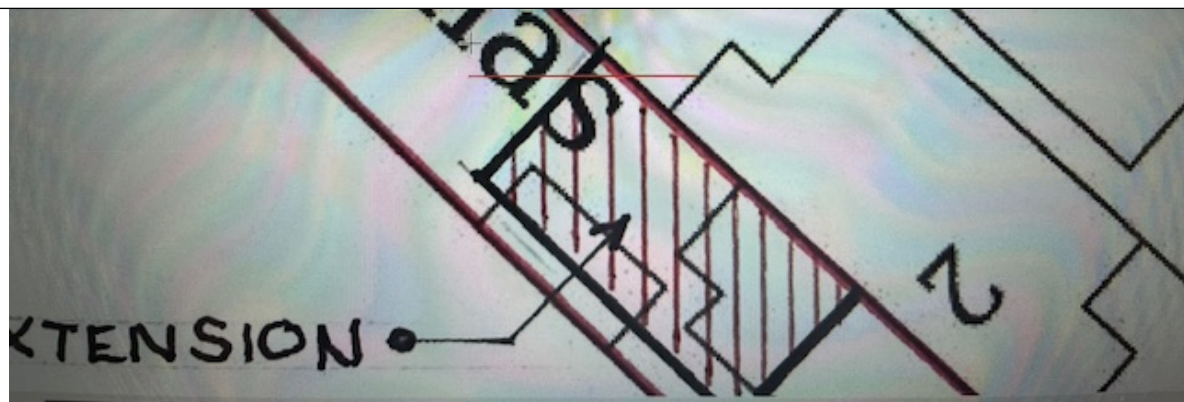
Overlooking: The ground floor windows on the side elevation will be screened by the existing boundary, thus no overlooking concerns.

The rear window of the family room would be screened by the existing boundary, thus no overlooking concerns.

Loss of Light: The rear extension would project forward of the rear building line of The

Little House by a further approx. 5.95m than what currently exists and with the closet habitable room window being a playroom. Given the length of the extension, the 45° degree rule would be breached. However, given the playroom and lounge at Little House are linked and the lounge benefits from 3 windows on the front elevation therefore and this is not considered to be a reasonable reason to refuse the scheme as the room benefits from alternative light sources. Given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to natural light. Also, there would be a 1m separation distance from the flank wall to side boundary, thus complying with the separation distance set out in the BDG.

The rear extension would project forward of the rear building line of 2 Montrose Villas by a further approx. 2.80m than what currently exists and the closet habitable room window being for a utility/kitchen. Whilst a line of 45° degrees would marginally be breached as a result of the extension, the 45° degree rule of thumb is guidance rather than policy and so is applied on a case-by-case basis. In this instance, the breach is considered minimal and only a limited amount of light would be lost to the two rear windows of the utility/kitchen. In particular the are two windows which are not central in the projection therefore less light will be lost to the furthest window compared to the window closest to the proposed extension. Whilst it's acknowledged some loss of light will occur. It's considered not to be a reasonable reason to refuse the scheme given its compliance with local policy in other respects and given the neighbouring property would still have adequate access to natural light.



2 Montrose Villas (approved Plan 211598)

Overbearing: The overall scale and massing of the extension is proportionate to the

host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Highway Access and Parking Provision: The Highways have referred to the latest approved floor plan in Planning Application Reference 150114 for full existing floor plan details, the total numbers of habitable rooms will remain unchanged. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking are retained within the red line.

According to the WBC Car Parking Standards, the development of such scale in Village location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retainment of existing parking provision is acceptable.

The proposed 1m wide direct access to the rear is suitable for cycle storage, which is acceptable.

Built Heritage: Located with the Village Centre, Hurst Area of Special Character (AoSC), Montrose Villas are a pair of dwellinghouses dating from the late 19th century. Built of red brick with contrasting buff brick highlights, lozenge and stone detailing, including a central name plaque, and a dominate central chimney stack, the pair, whilst altered, are relatively well preserved. Specifically noted in the Historic Environment Top Paper on the AoSC in reference to their positive contribution to the character of the area, this, combined with their age, architectural and historic interest, Montrose Villas are identified as non-designated heritage assets (NDHAs).

The officer has reviewed the amended plans and can confirm they are acceptable and thus no objection from a heritage perspective. The quality of materials and finishes are important here and has requested for certain conditions to be included as part of the decision notice.

Amenity Space: The remaining rear amenity space would meet the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

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:	Approved
Date:	1 October 2025
Earliest date for decision:	29 August 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	3 October 2025

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Limited Development Locations	Hurst

Special Character Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Area of Special Character	Village Centre, Hurst

Mineral Safeguarding Areas | Total count: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and Gravel	River Terrace deposits
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind TurbineAviation
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1	All works exceeding 150 metres (492.1 feet)	YES YES
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EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency
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Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Bat survey required for planning applications that involve roof modification or demolition.	VZ599	Ecology Officer, Green Infrastructure Team
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2	Bat survey required for planning applications that involve roof modification or demolition.	VZ600	Ecology Officer, Green Infrastructure Team
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3	Bat survey required for planning applications that involve roof modification or demolition.	WA599	Ecology Officer, Green Infrastructure Team
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4 Bat survey required for planning applications that involve roof modification or demolition.WA600 Ecology Officer, Green Infrastructure Team

5 Bat survey required for planning applications that involve roof modification or demolition.WB600 Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development
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Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer
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SSSI Impact Risk Zones | Total count: 1

#	IRZURL
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-res=&location=479921,172819%20(IRZ%20polygon%20centre)
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Landscape Character Assessment 2019 | Total count: 2

#	FEATURE_TYPE	Name
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1	Landscape Character Assessment 2019	Hurst River Terrace
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2	Landscape Character Assessment 2019	Hurst Farmed Clay Lowland
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Wards | Total count: 1

#	NAME	Closest	Approximate	Distance
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1	Twyford, Ruscombe & Hurst Ward			0 m
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Parishes | Total count: 1

#	NAME	Closest	Approximate	Distance
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1	St. Nicholas, Hurst CP			0 m
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