

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260435
Site Address:	18 Martineau Lane, Hurst, Wokingham, RG10 0SF
Expiry Date:	17 April 2026
Site Visit Date:	19 February 2026
Proposal: Application to vary/remove conditions 2, 3 and 4 of planning consent 252725 for the proposed erection of a two storey side extension, single storey rear extension and front porch pergola along with changes to fenestration following demolition of existing detached garage. Condition 2 refers to the approved details, condition 3 to parking provision and condition 4 to access surfacing, and the variation is to amend the approved parking layout.	

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 CP7 – Biodiversity 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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date

152485	Householder application for the proposed erection of a first storey rear extension and internal alterations to dwelling.	Approved 03/11/2015
252725	Householder application for the proposed erection of a two storey side extension, single storey rear extension and front porch pergola along with changes to fenestration following demolition of existing detached garage.	Approved 06/01/2026

CONSULTATION RESPONSES

Internal

None.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey, detached property located on the western side of Martineau Lane, Hurst. The dwelling is located in a cul-de-sac location, comprising a mix of property types which include detached, semi-detached and terraced. Properties are arranged around a central green space which provides an informal public space and enclosed children's play area.

The cul-de-sac forms part of a small 1990s development. The properties vary in form and layout but are similar in appearance through features such as brick detailing, window plinths and material palette. Many of the properties have benefitted from extensions of varying scales and designs.

The host dwelling comprises a two-storey detached property and detached double garage to the rear. There are level changes across the site with the rear of the site at a higher level than the front. The rear garden as existing contains a patio area which is at a lower level than the main lawned area. There are external steps from the patio area leading up to the lawned garden.

Permission 252725 was approved on 06/01/2016 for the removal of the existing detached garage, a two-storey side extension, a single storey rear extension and front porch.

Proposal:

This application seeks to vary condition 2, 3 and 4 of planning consent 252725.

Condition 2:

Condition 2 relates to the approved plans. The change would require the amended plan (P24/16/S/101A) to substitute the original plan (P24/16/S/101) submitted in permission 252725

Condition 3:

Condition 3 relates to the parking to be provided. As the proposal is to retain the existing dropped crossing, Condition 3 is not required and will be removed from the permission.

Condition 4:

Condition 4 relates to access surfacing to be provided prior to occupation of the development. As the proposal is to retain the existing dropped crossing, Condition 4 is not relevant and will be removed from the permission.

The amendments sought consist of a revised parking plan to remove one of the approved three on-site parking spaces.

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:

Martineau Road comprises a range of property types including detached, semi-detached and terraced properties. The two adjoining properties either side of the host dwelling are a different layout and configuration.

The approved parking plan (P24/16/S/101) for 252725 shows three on-site parking spaces. The submitted revised plan (P24/16/S/101A) shows two on-site parking spaces on the driveway.

The change is required as the approved configuration would require the repositioning and alteration of the existing dropped crossing. Subsequently, this would impact the existing manhole associated with underground services within the footway. The submitted Cover Letter (dated 19/02/2026) states that the applicant has been advised that the changes would require third party approval and 'significant engineering works' within the public highway.

The revised parking plan would retain the existing dropped crossing and would provide two on-site parking spaces, with the third parking space accommodated on the road which has unrestricted parking.

The change would allow a large section of the existing hedging to be retained along the front boundary. This is welcomed as it would maintain the existing verdant character of the street where vegetation is a dominant characteristic.

Therefore, the change would not result in any detrimental impact to the character of the host dwelling or public realm.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

As the changes do not include any changes to the footprint or scale of the extensions to the host dwelling, there are no concerns of this nature that would arise.

Highway Access and Parking Provision:

Prior to the submission of the Section 73 application, discussions took place between the applicant, planning officer and WBC Highways team. It was informally advised that two on-site parking arrangements would be acceptable with the third accommodated on the street which has unrestricted parking.

Policy CC07 (Parking) of the Managing Development Delivery Local Plan requires development to provide an appropriate level of parking, having regard to the Council's adopted parking standards, the site context and the likelihood of resulting on-street parking pressures.

The application seeks a variation of the approved plans to revise the on-site parking layout, resulting in the loss of one on-site parking space. The development would thereafter provide two dedicated on-site parking spaces.

In this instance, the third parking space previously shown would function as an occasional or visitor space, rather than a dedicated space serving the day-to-day needs of the occupiers. The surrounding highway is not subject to parking restrictions and benefits from sufficient carriageway width to safely accommodate limited on-street parking without impeding traffic flow, pedestrian safety or access for emergency and service vehicles.

Given the scale of the development, and the availability of unrestricted on-street parking in the immediate vicinity, it is considered that the revised parking arrangement would not result in harmful displacement parking or give rise to highway safety concerns. The proposal would continue to provide an overall appropriate level of parking provision in accordance with Policy CC07 and the aims of the Borough Design Guide.

Conclusion:

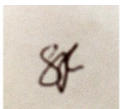
The proposal would not significantly impact the character of the host dwelling or local area. The proposed amendments do not impact any other material planning

consideration related to the approved development and do not alter the Officer conclusions of the original application. The application is recommended for approval.

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:	14 April 2026
Earliest date for decision:	18 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	15.4.26

PLANNING CONSTRAINTS/STATUS

**Limited Development Location
Bat Roost Habitat Suitability
Twyford, Ruscombe and Hurst Ward
St. Nicholas, Hurst Parish**