

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252662
Site Address:	Elmlands, Little Hill Road, Hurst, Wokingham, RG10 0TG
Expiry Date:	16 January 2026
Site Visit Date:	27 November 2025
Proposal: Householder application for the proposed single storey rear extension replacing conservatory, single storey side extension and changes to fenestration.	

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List A Design for Hurst

PLANNING HISTORY

981397- Proposed Change Of Use Of Residential Store To B1(B) Use (Graphic Design Studio)- Approved 6 May 1989

990495- Proposed Single Storey Side Extension To Office Building- Approved 9 April 1999

021676- Proposed demolition of existing front porch & insertion of front window. Single storey side and front porch extensions, Front dormer window plus raising of roof height to link and pitched roof at rear over part conservatory- Approved 21 August 2002

121390- Proposed erection of a single storey front porch extension, front dormer window extensions and raising of roof infill section to create additional access, plus new door to side, demolition of existing front porch and repositioning of front door to dwelling- Approved 19 October 2012

210778- Householder application for the proposed erection of garage, two carports and machinery store following demolition of existing garage- Approved 18 May 2021

222110- Householder application for the proposed insertion of 2no. additional dormers to the existing roof, the addition of a roof light, plus the erection of a rear balcony to first floor, and changes to fenestration- Approved 19 August 2022

CONSULTATION RESPONSES	
Internal	
None consulted	
External	
None consulted	

REPRESENTATIONS	
Parish/Town Council	St Nichoals Hurst PC has no adverse comments pertaining to application 252662.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL	
Site Description:	The application site is located outside of development limits, within the designated countryside. Sited on an expansive plot, the site consists of a large two storey detached dwelling and a large single storey garage, car port, and machinery store.
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 outside 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.
Principle- Countryside:	The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.
CP11 states:	
2)	It does not lead to excessive encroachment or expansion of development away from the original buildings
4)	In the case of residential extensions, does not result in inappropriate increases in

the scale, form or footprint of the original building

Whilst there will be further spread into the site because of the proposal. The development will appear proportionate to the size of this large site and will maintain the sense of openness about the dwelling in keeping with the rural character of its setting. Due to the modest design and size of the proposal and as the property, the proposal would not result in any unacceptable harmful impact or does not inappropriately encroach the surrounding countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Based on the above, the proposal is acceptable in principle.

Character of the Area: The Borough Design Guide states “*side extensions should not generally project forward of the building line on the street frontage*” and “*a gap should be retained between the building and the site boundary, and this should be a minimum of 1m width*”. The lean to single storey side extension would not project forward of the building line and would be more than 1m from the site boundary, thus complying with the BDG. The single storey side extension would be subservient feature and minor addition which would not harm the street scene.

The BDG states “*rear extensions should not project more than 4m from the main rear wall where they are close to a side boundary*”. The single storey rear extension would be 4.35m in depth, thus not complying with the BDG. However, the single storey rear extension would have a very similar view as the existing conservatory, so it is not going to have a significant harmful impact. The host property has a very spacious garden to accommodate such sized extension. Moreover, given the vast screening and set back from the road, it wouldn't be visible from public locations. Hence, the proposal would not have an adverse impact on the character of the host property or surrounding area. Such sized extension is common for residential dwellings and would be a minor and subservient feature.

Neighbouring Amenity: Given the nature of the application and significant separation distance from any nearby neighbours (separation distance from Littlewood, over 44m and over 35m from Sangaree), the proposal would not have any harmful impacts in relation to overlooking, overbearing or loss of light.

Amenity Space: No harmful impact upon garden space.

Highway Access and Parking Provision: The property benefits from a large driveway that accommodated 4+ parking spaces, with carport in addition. The proposal does not affect the parking arrangements.

Ecology: Whilst the main dwelling is located in a potential bat roost zone, however, given the additions to the main dwelling would not impact the roof, there is no ecological concern.

The site is located within red zone of Great Crested Newt Impact Risk Zones. However, as there are no water features on site, there is only a low risk that individual great crested newts could be present in the garden. An informative has been attached as part of the decision notice relating to Great Crested Newts.

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:	12 January 2025
Earliest date for decision:	27 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12 January 2026

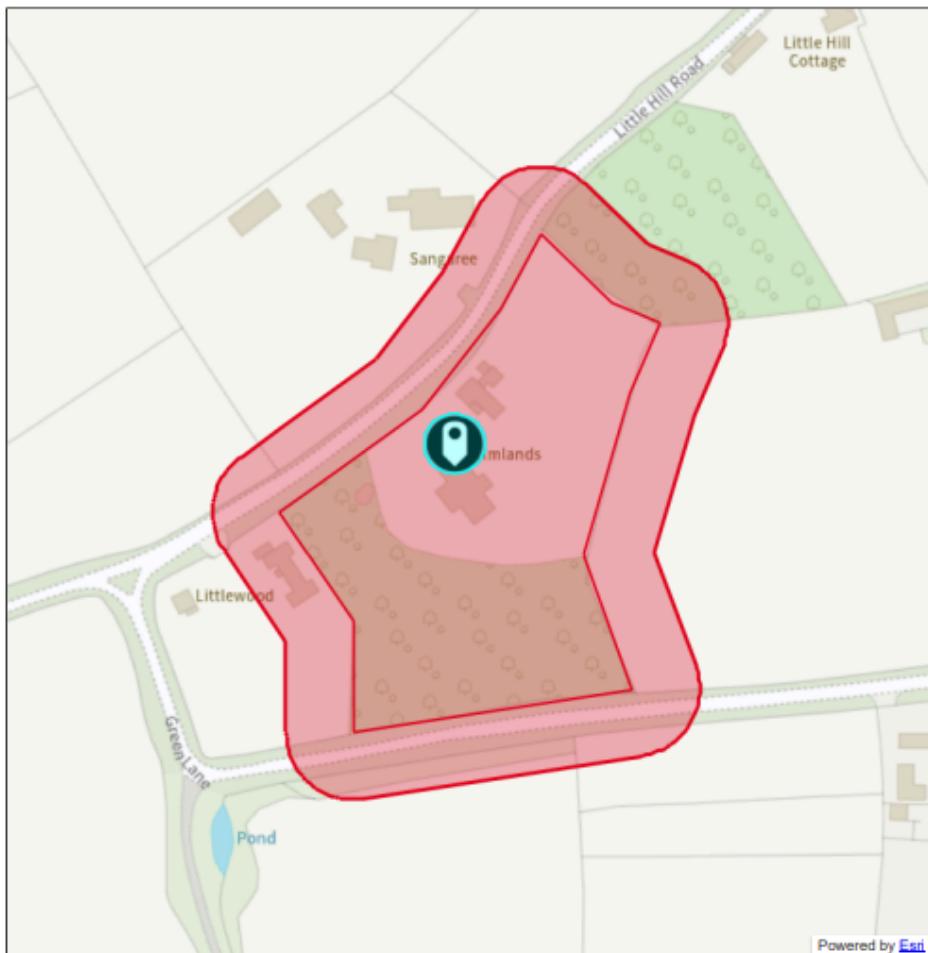
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 18,907.04 m²

Date: Tue Nov 04 2025 20:06:02 GMT+0000 (Greenwich Mean Time)



No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Areas of Search for Sand and Gravel | Total count: 1

#	OBJECTID	OBJECTID_1
1	69	69

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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

Bat Roost Habitat Suitability | Total count: 6

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	UE724	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UE725	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UG723	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	UH723	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	UI724	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	UI725	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Householder | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone - Householder Applications	Red	This Amber/Red Zone is within 50m of a known pond. Consult NatureSpace for Householder applications

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

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

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302~es=&location=479921,172819%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Hurst River Terrace

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Twyford, Ruscombe & Hurst Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	St. Nicholas, Hurst CP	0 m