

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250605
Site Address:	The Old House, Lea Farm, Lodge Road, Hurst, RG10 0SS
Expiry Date:	22 July 2025
Site Visit Date:	4 June 2025
Proposal: Householder application for groundworks to drain an area of garden to create a putting green, plus erection of fencing and installation of electric gates. (Retrospective)	

PLANNING CONSTRAINTS/STATUS

Listed Building
Contaminated Land Consultation
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
PRoW Within WB Consultation Zone
Main Rivers DRN Consultation Zone

Ordinary Watercourse Main Rivers DRN PRoW Improvement Plan JCEB Areas of Search for Sand and Gravel JCEB Mineral Safeguarding Areas Flood Zones 2 and 3

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 CP4 – Infrastructure Requirements CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM5 - Protection of the Countryside DM7 - Conserving the Historic Environment

Plan (JMWP)	DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM11 - Water Resources DM14 - Ancillary development DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C4 – Green and blue infrastructure and public rights of way FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage FD3 – River corridors and watercourses NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH5 – The historic environment HC5 – Environmental protection HC9 – Contaminated land and water
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document A Design for Hurst

PLANNING HISTORY			
Application No.	Description	Decision Date	&

250606	Application for Listed Building consent for groundworks to drain an area of garden to create a putting green, plus erection of fencing and installation of electric gates. (Retrospective)	Live application
213321	Householder application for the proposed replacement of existing corrugated sheet roof with new flat roof and part pitched tiled roof, plus clad concrete block walls with feather edge boarding and fit roller shutter door, plus changes to fenestration of the house.	Approved 08/02/2022
213924	Application for Listed Building Consent for the proposed replacement of existing corrugated sheet roof with new flat roof and part pitched tiled roof, plus clad concrete block walls with featheredged boarding and fit roller shutter door, plus changes to fenestration of the south east elevation [Retrospective].	Approved 08/02/2022
201053	Application for Listed Building consent for the proposed erection of a single storey extension to form a porch, plus changes to fenestration and rebuilding of chimney top on north east elevation, modification of boiler flue, repairs and internal alterations. (Part retrospective)	Approved 29/06/2020
200018	Application to vary conditions 2 and 6a of planning consent 190452 for the proposed refurbishment of southeast wall of house,	Refused 14/04/2020

	including a new front porch, changes to fenestration and to construct additional log store and garden shed and perimeter fence. Condition 2 refers to the approved plans for the works and 6a to the external materials for the new porch; the variation is to change the design of the porch.	
200006	Application for submission of details to comply with the following conditions of planning consent 190452 and listed building consent 190573 dated 18/04/19. Condition 3 of 190573 (4 on 190452) relates to submission of detailed drawings and schedules. Condition 2 of 190573(3 on 190452) relates to submission of details regarding works to the timber frame. Condition 5c of 190573 (6c on 190452) relates to submission of details about the location of and external materials for the log store and garden shed.	Approved 17/02/2020
193262	Application for non-material amendment to planning consent 190452 to allow omission of window WF3 and reinstate bracing to frame and subsequent minor changes to porch.	Not proceeded with 03/01/2020
192869	Application for submission of details to comply with the following conditions of planning consent 190452 and listed building consent 190573 dated 18/04/19. Condition 4 (3 on 190573) relates to submission of detailed drawings and schedules of removal works. Condition 5 (4 on 190573)	Split decision 19/12/2019

	relates to submission of joinery details. Condition 6 (5 on 190573) relates to submission of details of a) external materials for new porch and b) structural engineer's report relating to support and underpinning of historic timber frame.	
193038	Application for non-material amendment to planning consent 190452 to allow for the change of the roof on the proposed garden and log store from a lean-to roof to a pitched roof of the same overall height.	Approved 25/11/2019
191955	Application for submission of details to comply with the following conditions of planning consent 190452 (Condition no 6c and 6d) and 190573 (Condition no. 5c and 5d) (Dated 18/04/2019). Conditions 6c and 6d of 190452 (5c and 5d of 190573) relates to further details for approved outbuilding and boundary fencing.	Split decision 04/11/2019
191480	Householder application for the proposed refurbishment of structure including roof coverings, single storey side extension, internal alterations and changes to fenestration to existing dwelling.	Refused 11/10/2019
191646	Listed Building Consent Application for the proposed refurbishment of structure including roof coverings, single storey side extension,	Refused 11/10/2019

	internal alterations and changes to fenestration to existing dwelling.	
190802	Householder application for the proposed refurbishment of structure including roof coverings, changes to fenestrations plus a single storey side extension with 3no. roof lights	Application withdrawn 17/05/2019
190953	Application for Listed building consent for the proposed refurbishment of structure including roof coverings, changes to fenestrations plus a single storey side extension with 3no. roof lights	Application withdrawn 17/05/2019
190452	Householder application for the proposed refurbishment of southeast wall of house, including a new front porch, changes to fenestration and to construct additional log store and garden shed and perimeter fence.	Conditional approval 18/04/2019
190573	Application for listed building consent for the proposed refurbishment of southeast wall of house, including a new front porch, changes to fenestration and to construct additional log store and garden shed and perimeter fence	Conditional approval 18/04/2019
182710	Householder Application for the proposed single storey side extension and new front porch plus three rooflights. Renewal of garage roof and construct additional log store and garden shed to listed building	Refused on 23/01/2019 on the grounds of negative impact on the listed building

183065	Listed building application for the proposed single storey side extension and new front porch plus three rooflights and renewal of garage roof. Also refurbishment of South East wall of house, changes to fenestration and fencing of site perimeter.	Refused on 23/01/2019 on the grounds of negative impact on the listed building
181984	Pre application advice for the proposed erection of single storey side extension following the demolition of the existing partial side extension plus a new porch.	Replied on 03/09/18
181908	Application for a lawful development certificate for the proposed erection of a mobile home to create habitable accommodation	Approved on 05/09/18
181909	Householder application for the proposed erection of ancillary accommodation	Approved on 26/10/18

CONSULTATION RESPONSES

Internal

WBC Drainage – Request further information.
WBC Highways – No objection.
WBC Landscape and Trees – No objection, subject to condition.
WBC Built Heritage Officer – No objection.

External

None.

REPRESENTATIONS

Parish/Town Council	No objection.
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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 Lodge Road, Hurst. The Old House (historically Lea Farm) heritage building is Grade II Listed and was officially recognised in October 1983 as an altered 16th and 17th century house which is timber framed with the brick infilling colour washed. Other architectural features are also recognised on the official Historic England Listing record.

To the west of the site is open countryside including Dinton Pastures Country Park and a pond approximately 20m from the rear boundary.

The property is accessed via an unclassified road that is not adopted Highway.

Proposal:

This application seeks retrospective approval for groundworks to create a putting green, the erection of fencing and the installation of electric gates.

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 of settlement limits where in order to protect the separate identity of the countryside and maintain the quality of the environment proposals must comply with Core Strategy Policy CP11.

The policy states that proposals outside of development limits will not normally be permitted except where:

4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

The proposal does not lead to excessive encroachment.

Local Plan Update:

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

The application site forms part of a cluster of buildings on the western side of Lodge Road, Hurst. The application property and buildings to the north would originally have formed part of Lea Farm. Over time, the farm has been split up and the application site now consists of a smaller independent residential unit. To the north of the site are former agricultural buildings and commercial units. To the south of the site are more recent additions which include 'The Willows' and 'Maple Corner' dwellinghouses.

The installation of electric gates would be sited mid-way along the entrance driveway and more than 40m from the listed host dwelling. The gates would be constructed from vertical steels painted black and would measure 1.8m in height. They would have an agricultural appearance and would not be out of keeping with other surrounding agricultural features such as the adjacent timber with metal sheeting barns to the northwest. The gates have been designed to be permeable with gaps between the steel infill bars that retain views into and beyond the site.

Due to the gates being set back from the site entrance by more than 25m, and access to the site via an unclassified road, there would be limited views of this element of the scheme from the public realm. Therefore, the erection of the electric gates would not

cause any detrimental impact to the character of the host dwelling or setting of the listed building and countryside.

The groundworks to facilitate the creation of the putting green are located to the rear of the heritage building along the rear boundary. The putting green consists of an area in the southern corner of the plot measuring approximately 11.5m in length and 10m in width. The area is covered with artificial grass and the putting green provides two golf holes.

The green artificial grass is sympathetic to the main lawn which comprises natural grass interspersed with shrubs and trees. The putting green blends into the main lawn to create a seamless finish. The putting green does not disrupt the open nature of the garden and does not obscure views of the heritage building which is located more than 36m to the northeast. A low-level metal fence has been erected along the eastern edge of the putting green and measures approximately 10.2m in length and 1m in height. The fence is set into the plot away from site boundaries. The fence is constructed from metal in the style of a traditional estate fencing. The fence is located more than 36m away from the heritage building.

By virtue of the location, design and scale of the putting green and associated fence, there would be no adverse impact caused to the character of the local area or heritage asset setting. The proposal would also accord with Policy CP11 of the Core Strategy as the proposed works would not include the construction of extensions and do not lead to encroachment or expansion of development away from the original building.

Heritage:

The council's Heritage officer was consulted and raised no objection to the proposal. They commented that whilst the creation of a formal putting green is perhaps, unusual, it wouldn't be considered detrimental to the setting of the listed building. They commented:

“Lea Farm is set on the alluvial river plain of the Loddon and associated Emm Brook, with the vicinity’s already high-water levels compounded by the gravel extraction of the 1970s, and subsequent flooding as to create the lakes, it would follow that the area around the farm has drainage issues. As a general principle excess water should be avoided around historic building and thus the appropriate management of the land is welcomed. In regard to the associated metal – not quite estate railings – fencing which partially separates the gravelled area and the lawn, given the low-height and slender nature, no concerns are raised over this element of enacted works.

Whilst the farmhouse house is now independent, it still sits within the rural utilitarian context of the farmstead. And within this context it would not be unexpected to find the type of simple metal gates as to subdivide areas of the farm. Indeed, it is understood there are other pre-existing examples. Whilst the design could easily be more aesthetically pleasing, given the context and the separation between the entrance and the listed building, no concerns are raised”.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the scale and significant separation distances of the proposed development from neighbouring properties, there would be no detrimental impact generated to neighbouring amenity in terms of loss of privacy, loss of light or overbearingness.

Flooding and Drainage:

The application site is located in flood zone 2 as defined by the Environment Agency flood map which indicates a medium probability of flooding from rivers. The surface water flood risk mapping also identifies areas of medium to high surface water risk in the surrounding area. The council’s Drainage officer was consulted and requested further information. They commented:

“The proposal involves drainage works to an existing garden to facilitate a putting green. Such modifications have the potential to alter the natural infiltration and overland

flow pathways, especially in a Flood Zone 2 area. As this is a retrospective application, it is important to ensure the works did not reduce floodplain storage or increase surface water runoff to adjacent land”.

It is therefore necessary to impose a condition requesting drainage details to a grant of any planning permission.

Landscape and Trees:

The site is located in countryside on a semi-rural lane. There are no protected trees on site and no trees or hedges would be removed to facilitate the development. The council’s Trees and Landscape officer was consulted and commented:

“The site is in Countryside set amongst farm buildings of various ages and styles. The landscape character is of moderate quality and sensitivity and modest capacity. The land is set back from the public road, only offering occasional scant public views from public footpath STNH34 1, to the south of the plot.

The signed application form states there are trees within falling distance on the site, but none removed. Given this information and the block plan, I will take this to be the case. To preserve them and the countryside setting I have suggested a condition.

From a landscape perspective the schemes are mainly ground level or vertical fencing. The ground level part is barely visible and appears as part of the garden. The fencing is of a slight form and design, so does not appear unduly obtrusive. Considering the Landscape demarcations I suggest this is acceptable”.

A condition for the retention of trees and shrubs will form part of any permission granted.

Highway Access and Parking Provision:

The council's Highways officer was consulted and raised no objection to the proposal. As the proposed fencing and electric gates are set back from the carriageway, there would be no impact on the public highway.

Conclusion:

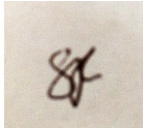
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	Approve
Date:	16 July 2025

Earliest date for decision:	26 June 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	17.7.25