

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242786
Site Address:	Parkers Cottage, Ward's Cross, Hurst, Wokingham, RG10 0DS
Expiry Date:	1 January 2025
Site Visit Date:	27/02/2023
Proposal: Application to vary condition 2 of planning consent 232492 for the proposed erection of a replacement two storey link extension following removal of the existing two storey link and erection of a part single part two storey side/rear extension with 1 no. Juliet balcony, plus addition of a side dormer following removal of the existing side dormer, removal of a pergola, installation of a flue, changes to fenestration, landscaping and front boundary treatment and relocation of the dropped kerb. Condition 2 refers to approved details. (retrospective).	

PLANNING CONSTRAINTS/STATUS

- Grade 2 Listed Building
- Areas of Special Character
- Bat Roost Habitat Suitability
- Scale and Location of Development Proposals
- Listed Building Buffer Zone

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste Plan	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

(JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List A Design for Hurst

PLANNING HISTORY		
Application No.	Description	Decision & Date
002400	Proposed erection of fences adjoining dwelling.	Approved, 12/06/2000
021735	Proposed conversion of existing garage to living accommodation and roof space to bathroom with new side dormer window. Internal and external alterations to Listed Building.	Approved, 04/07/2002.
020308	Proposed conversion of garage to study and side dormer extension.	Approved, 04/07/2002
230429	Pre application advice for the proposed sensitive refurbishment of a Grade II listed 18th century cottage and the refurbishment, reconfiguration and extension of the 1970s extension under the same listing.	Replied, 31/05/2023
232493	Application for Listed Building consent for proposed removal of the existing two storey link and erection of a replacement two storey link extension, erection of a part single part two storey side/rear extension with 1 no. juliet balcony, plus removal of the existing side dormer and addition of a side dormer, removal of a pergola, installation of a flue, plus changes to fenestration, landscaping and front boundary treatment and internal alterations.	Approved, 18/03/2024
232492	Householder application for the proposed erection of a replacement two storey link extension following removal of the existing two storey link and erection of a part single part two storey side/rear extension with 1 no. juliet balcony, plus addition of a side dormer following removal of the existing side dormer, removal of a pergola, installation of a flue, changes to fenestration, landscaping and front boundary treatment and relocation of the dropped kerb.	Approved, 18/03/2024
241484	Application for submission of details to comply with the following condition of Listed Building consent 232493 dated 18/03/2024. Condition 7 relates to roof insulation.	Approved, 31/07/2024
241955	Application for submission of details to comply	Approved,

	with the following condition of planning consent 232493 dated 18/03/2024. Condition 1, Timescale, Condition 2, Approved Details, Condition 3, A schedule for the types & materials, Condition 4, Additional drawings (Dormer), Condition 5, Additional drawings (Extension) Condition 6, Specifications of boundary treatments, and condition 8, Rainwater goods.	10/10/2024
241754	Application for submission of details to comply with the following conditions of planning consent 232492 dated 18/03/2024. Condition 3 relates to external materials; 4 to details of dormer, windows, doors, eaves, verges and cills; 5 to details of the link element; 6 to boundary treatments; 7 to a bat licence; 8 to insulation details, and 11 to rainwater goods.	Approved, 18/07/2024
242814	"Application to vary condition 2 of planning consent 232493 for the for proposed removal of the existing two storey link and erection of a replacement two storey link extension, erection of a part single part two storey side/rear extension with 1 no. juliet balcony, plus removal of the existing side dormer and addition of a side dormer, removal of a pergola, installation of a flue, plus changes to fenestration, landscaping and front boundary treatment and internal alterations. Condition 2 refers to approved details. (retrospective)"	Awaiting decision.

CONSULTATION RESPONSES

Internal

WBC Enforcement – No comments received.
WBC Built Heritage Officer – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	St Nicholas Hurst Parish Council – No adverse comments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

This application seeks to vary condition 2 of permission 232492. Condition 2 relates to the approved details and plans and the variations propose the following changes:

- Raise the chimney height.
- Adjust the position of a Juliet balcony.
- Re-build the front boundary wall to a different form and plan.

Impact on the character of the area and Built Heritage:

The Councils Built Heritage Officer has reviewed this application and has stated the following:

With respect to the proposed raising of the chimney, as is now common practice – not only arising from a regulatory safety aspect, but just that of practicality – it is proposed to increase the height of the extant chimney stack. The existing stack is unusually low, perhaps it has been reduced in height in the past, or the thatch compounded thus reducing the visible height of the chimney – perhaps a combination of both. Either way, the proposed increase is proportional and would not seek to harm the interest of the listed building, and provided the works are (as proposed) to be done in matching brick with a lime mortar, there would be a limited impact to the building's significance.

The proposed minor alteration of the Juliet balcony's position on the rear elevation of the modern extension would not seek to impact the special interest of the listed building and is negligible in nature.

In regards to the proposed re-building of the boundary wall facing the highway, the wall is relatively modern, although the exact date of construction is uncertain. It is not historic and would not be considered to be curtilage listed. It is understood to not be in the best condition, and thus given this, and its limited interest, no concerns are raised to its loss. The subsequent re-construction in a similar, albeit different form and plan would have a limited impact upon the host building. A walled boundary already exists and arguably having it lower and of superior construction and detailing would seek to enhance the setting of the building. Given this, no concerns are raised to this proposal.

As such, the Built Heritage Officer has raised no objections to the proposed alterations. Overall, the alterations are considered modest in scale and design, with minimal impact on the character and significance of the listed building. Furthermore, the proposals are not considered to cause harm to the character or appearance of the wider area.

Neighbouring Amenity:

The proposed alterations suitably located and of modest proportions not to pose any unreasonable concerns of overlooking, overbearing or loss of light impacts.

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:	Not required
Recommendation:	Approval
Date:	10 December 2024
Earliest date for decision:	28 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.12.2024