

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260412
Site Address:	2 Red Tiles, Dunt Lane, Hurst, RG10 0TE
Expiry Date:	16 April 2026
Site Visit Date:	30 March 2026
Proposal: Householder application for proposed demolition of existing conservatory and construction of single storey rear extension with a dual pitched roof.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
250038	Application for a certificate of existing lawful development for the stationing of a twin unit mobile home (caravan) to provide additional residential accommodation.	Approved 13 February 2025
242939	Application for a certificate of existing lawful development for the retention of a twin unit mobile home (caravan) to be used for ancillary residential accommodation.	Withdrawn 09 January 2025
181372	Application for a certificate of lawfulness for the proposed siting of a caravan for human habitation.	Approved 12 June 2018

CONSULTATION RESPONSES

Internal

WBC Drainage- No Objection subject to conditions
WBC Digital Solutions Scanning- No comments
WBC Ecology- No comments

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application relates to a semi-detached dwelling at Dunt Lane, located within the defined settlement of Hurst countryside. The site lies within an established residential area, characterised by a mix of detached properties set within spacious plots, reflecting the semi-rural character of the surrounding area.

Proposal Description:

The proposal seeks permission for a rear extension following the demolition of the existing conservatory with pitched roof. The rear extension will be larger than the existing conservatory and will be used as a garden room. The existing rear porch will be altered to suit the development.

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 application site falls within designated countryside outside of the settlement boundary and any residential development would have to be in accordance with local and national policies. Policy CP11 of the Core Strategy relates to proposals outside such development limits. It is a restrictive policy designed to protect the separate identity of settlements and maintain the quality of the environment. Policy CP11 states that proposals outside of development limits will not normally be permitted except (summarised):

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form, or footprint of the original building;
- 5) In the case of replacement dwellings, the proposal must:
 - i) Bring about environmental improvements; or
 - ii) Not result in inappropriate increases in the scale, form, or footprint of the original building.
- 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building.
- 7) Affordable housing on rural exception sites in line with CP9.

Character of the Area:

CP1 of the Core Strategy states that the proposed external alterations should maintain the high quality of the environment.

CP3 of the Core Strategy states that the proposed external alterations should be of appropriate scale, mass, bulk, height, materials and of high-quality design.

The surrounding dwellings are predominantly detached and semi-detached residential properties set within generous plots, with layouts that do not follow a consistent or uniform building line.

The proposed rear extension would create a garden room, with alterations to the porch to suit the new development, including new bi-fold doors, additional window on the rear, log burner and a roof lantern. The materials would match the existing dwelling. Due to the orientation of the property, the extension would be largely obscured from any public viewpoints and overall would be a modest addition to the property. Therefore, it would have an acceptable impact on the character of the area.

The alterations to the rear porch would have no discernible visual impacts and is therefore acceptable.

The proposed development is therefore considered to be in keeping with the character of the streetscape and would not appear out of place within its setting. As such, the proposal accords with Policies CP1 and CP3 of the Core Strategy and the guidance contained within the Borough Design Guide.

Neighbouring Amenity:

CP3 of the Core Strategy requires new development to be constructed without detriment to neighbouring amenity.

Overlooking:

Due to the nature of the development and location of the associated fenestration, there are no overlooking concerns,

Loss of Light and Overbearing:

The proposed development may have some impact on the neighbouring property at 1 Red Tiles, which also benefits from an extension (170648). However, due to the existing fenestration serving that property, it is considered that adequate levels of natural light would be retained. As such, the proposed development is not expected to result in a significant overbearing impact or unacceptable loss of light to the neighbouring occupiers.

Highway Access and Parking Provision:

The proposed development will not affect highway access. The submitted proposed floor plan confirms that there is no increase in the number of habitable rooms; therefore, the existing parking provision remains appropriate for the dwelling.

Amenity Space:

Due to the limited scope of this extension, there would be minimal loss of amenity space. The residual garden space is in keeping with the Borough Design Guide (BDG) which states "The Council's minimum garden length of 11m is a generally accepted guideline for private garden space, provide the space is usable". After the extension the total length rear amenity space is approx. 32 metres meaning there will be sufficient space remaining in accordance with the BDG.

Flooding and Drainage:

The site is located in Flood Zone 2 and has is located in a historic flood point; therefore, the drainage team was consulted but raised no objection subject to conditions.

The site itself experiences low surface water flood risk and high groundwater levels. The proposed extension (31.5m²) will be set at least 200mm above ground level, which is acceptable. WBC Drainage have requested a drainage strategy condition, but this is not considered necessary to make the scheme acceptable due to the modest scale of the extension, its placement above ground level and the generally low risk of surface water flooding in the area.

Landscape and Trees:

There are no anticipated impacts on existing vegetation.

Ecology:

The site is located within an area identified as having bat roost potential; however, a preliminary bat roost assessment has been undertaken which concludes that no further

surveys are required. The ecological assessment confirms that the site has negligible potential for protected species. Although bats are present in the wider area, the building is well-sealed with no access points or evidence of roosting, and the proposed works will not affect suitable habitat.

While ponds are present in the surrounding area, the risk to Great Crested Newts is considered highly unlikely, and no other protected species are expected to be affected by the proposed development.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with the Development Plan.

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:	Approval
Date:	7 April 2026
Earliest date for decision:	14 March 2026

Recommendation agreed by: (Authorised Officer)	MC
Date:	15.04.2026

PLANNING CONSTRAINTS/STATUS

Location - Countryside

Flood Zone- Flood Zone 2

Historic flood point- Dunt Lane

Risk of flooding from surface water- total count 17

1-30 year risk extent

1-100 year risk extent

1-1000 year risk extent

Bat roost suitability- total count 10

Consult ecology for modifications to roof or demolition

Great Crested Newt impact zone- Amber

Landscape character assessment- Hurst River Terrace