

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250758
Site Address:	The Old Lodge, Lodge Road, Hurst, Wokingham, RG10 0SG
Expiry Date:	20 July 2025
Site Visit Date:	16 April 2025
Proposal: Householder application for proposed garage conversion to create first floor habitable accommodation along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Countryside

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking CC09 – Scale and Location of Development Proposal TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List A Design for Hurst

PLANNING HISTORY

Application No.	Description	Decision & Date
213759	Full application for the retention of part of the close boarded fencing to the front, erection of a replacement brick wall to front boundary, plus gates and additional hardstanding, landscaping and associated works. (Part Retrospective)	Approved 25/01/2022
211420	Full application for the proposed erection of a detached open car port and replacement brick wall to front boundary, plus new gates, timber post and rail fencing and associated hardstanding and landscaping. (Part retrospective)	Refused 12/07/2021

203065	Full application for the erection of a greenhouse and shed with associated hardstanding and post and rail fencing along the front boundary of the site, following removal of existing close boarded fence (part - retrospective)	Approved 19/02/2021
173296	Application for submission of details to comply with the following condition of planning consent 161983 (7/9/2017) 3. Drainage details.	Approved 21/11/2017
172874	Application for submission of details to comply with the following condition of planning consent 161983 (7/9/2017) 3. External materials.	Approved 23/10/2017
172917	Application for a non-material amendment to planning consent 161983 to allow change in the roof layout as shown in drawing no. 16-066-P-01-C.	Approved 12/10/2017
172873	Application for submission of details to comply with the following conditions of planning consent 161983 (7/9/2017). 4. Garage to be retained. 5. Parking and turning space. 6. Access surfacing. 7. Gates. 9. Ecology. 10. Permitted development rights.	Approved 23/10/2017
161983	Full application for the proposed erection of a new replacement dwelling with associated landscaping and parking, following the demolition of existing dwelling.	Approved 07/09/2017
161616	Application for a certificate of lawfulness for the proposed erection of a single storey front extension to form porch, single storey side and rear extensions, single storey detached outbuilding to form pool room and the conversion of existing loft space to habitable accommodation.	Approved 04/08/2016
F/2007/0604	Proposed erection of two storey side extension to existing garage plus front and rear dormer extensions to create annexe to existing dwelling.	Withdrawn 13/04/2007

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions
WBC Built Heritage Officer – No comments received
WBC Ecology – No comments received

External

N/A

REPRESENTATIONS

Parish/Town Council	No objections raised.
Ward Member(s)	No comments received.
Neighbours	One comment received in support of the application.

APPRAISAL

Site Description: A large, detached house and detached triple garage in the countryside. To the front of the property there is a driveway for off road parking. The boundary treatment is a wooden fence, double wooden gates with brick pillars and a brick wall. The garage has retained 3 no. garage doors at the front but has been partially converted internally to provide 2 no. rooms with access from the inside.

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 the Borough's designated Countryside and as such, the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that for proposals outside Development Limits (including countryside), any proposed development should protect the separate identity of settlements and maintain the quality of the environment, and development proposals will not normally be permitted except where they do not result in inappropriate increases in the scale, form or footprint of the original building in the case of residential extensions.

Proposal: A garage conversion to create first floor habitable accommodation along with changes to fenestration. The building measures 6.8m in width, 10.3m in length, 2.4m in height to the top of the eaves and 6.2m to the top of the pitch roof. On the front elevation, 2 no. garage doors and the dormer window in the roof will be retained and the third garage door space will have a door. The fenestration to the side elevations will remain as existing. To the rear there will be bifold doors and double doors to the garden. The rear roof elevation will have 2 no. roof lights. The ground floor space will facilitate a gym, shower room, storeroom, WC, and summer room with staircase. On the first floor there will be a landing, bedroom storeroom and bathroom.

Location within Countryside

The site is in Countryside where Core Strategy Policy CP11 applies and states that to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

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.
 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.

In this case, as the proposal is to alter an existing building, points 3 and 4 of CP11 apply. The proposal would not increase the footprint of the building and most changes to fenestration are limited to the rear elevation. Furthermore, it would not result in an increase in the scale or form of the original building. Therefore, it would not harm the quality of the countryside.

Overall, the proposal would comply with CP11 of the Core Strategy.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

Lodge Road in Hurst is a two-way country road edged with vegetation and trees. The only immediate neighbour to the application site is Poole House which is located on the opposite side of Lodge Road. Although the front elevation of the garage building is partially visible from the road, it sits forward and to one side of the main dwelling at an oblique angle and is partially screened by vegetation. Furthermore, the scale and size of the building will remain the same; and external alterations are limited to fenestration changes, mostly at the rear. Therefore, the proposal would not cause significant harm to the character of the area.

Overall, the proposal would comply with Policy CP1 and CP3 in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. Therefore, given that the proposal would not face onto neighbouring properties, there would be no increase in overlooking, loss of light or overbearing appearance in relation to neighbours.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer has no objection subject to conditions and has commented: *“As the existing garage meets the council’s requirement for car parking, there is a loss of 0.5 parking space. No proposed change on the existing driveway and access. According to the WBC Car Parking Standards, the development of such scale in Village location will generally*

require one to two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The driveway is expected to have ample spaces for parking, which is acceptable. Direct access to the rear garden of both sides will be retained for cycle storage, which is considered acceptable.

Recommended Condition:

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately. Reason: In the interest of highway safety; to ensure acceptable access and parking.”

Ecology: The site is within an area suitable for bat roosting. The applicant has confirmed that the existing loft space of the detached garage has already been insulated between the rafters and there will be no additional work to the existing roof. Therefore, a Preliminary Roost Assessment is not required.

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:	19 June 2025
Earliest date for decision:	26 April 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	20/06/25

