

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252994
Site Address:	The Paddocks, Lodge Road, Hurst, Wokingham, RG10 0EG
Expiry Date:	4 February 2026
Site Visit Date:	15 January 2026
Proposal: Householder application for the proposed erection of a single-storey rear extension with associated alterations to the rear 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 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
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
222409	Householder application for the proposed single storey rear extension to include 1no. roof lantern.	Approved: September 2022
121627	Proposed erection of a detached double garage to front of dwelling.	Approved: June 2012
121945	Proposed erection of a detached garage with storage space to front of house.	Refused: May 2012
112374	Proposed erection of a two storey rear extension to dwelling plus alterations to existing fenestration on rear elevation.	Approved: February 2011

CONSULTATION RESPONSES	
Internal	
WBC Drainage – No objection subject to a condition WBC CIL – No comments	
External	
None	

REPRESENTATIONS

St Nicholas Hurst Parish Council	No adverse comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Context: The application site is located along Lodge Road, a country lane characterised by its verdant setting, with a sporadic form of residential development. This application seeks planning permission for the erection a single storey extension to the rear of The Paddocks.

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 in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy, which seeks to control development outside defined settlement boundaries. Relevant to this scheme, CP11 not permit development outside of development limits unless it falls within the exemption criteria below:

- It does not lead to excessive encroachment or expansion of development away from the original buildings.
- It does not result in inappropriate increases in the scale, form or footprint of the original building.

The modest extension proposed would be situated within the envelope of the surrounding development on site and therefore would not adversely impact the countryside setting. The proposal complies with Policy CP11 in this respect.

Character of the Area: The extension would have little effect on the setting of Lodge Road due to its discreet location within the site. In any case, it would appear as a subservient and well-integrated addition to the host property, thus complying with the principles of Policies CP1 and CP3 of the Core Strategy.

The alterations to the fenestration include a minor change to the aesthetics and increase the size of the windows in the in the building.

Neighbouring Amenity: The development would not adversely impact the amenities of any neighbouring residents due to the adequate separation distances. The changes to the fenestration will have no impact on neighbour amenity due to dwelling being in large grounds in similar position to existing windows.

Flooding and Drainage: The application site is located within Flood Zone 1. The Drainage Officer has requested the submission of further draining details via condition, however, due to the limited scale of the proposed development, it is not considered that the condition is proportionate.

Conclusion: For all the above, the proposal is acceptable and the application is recommended for approval.

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:	19 January 2026
Earliest date for decision:	9 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	19 January 2026.

PLANNING CONSTRAINTS/STATUS

- *Countryside*