

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243149
Site Address:	High Chimneys, North Wing, Davis Street, Hurst, Wokingham, RG10 0TH
Expiry Date:	12 March 2025
Site Visit Date:	20 January 2025
Proposal: Householder application for the proposed partial conversion of the triple garage into ancillary habitable accommodation, erection of a two storey side extension to the existing garage, removal of existing roof and erection of a pitched roof with two dormers and three rooflights and other changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Listed Building
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Public Open Space
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
Historic Flooding Points Consultation
Listed Building Buffer Zone
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Flood Zones 2 and 3
Flood Zone 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 CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits

Plan (MDD)	CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM7 - Conserving the Historic Environment DM10 - Flood Risk DM14 - Ancillary development DM15 - Site History
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
02031	Garage with storage accommodation in roof space.	Approved 06/03/1975
23365	Reconstruction of existing outbuildings to provide living room lumber room bedroom and bathroom extension.	Approved 10/07/1985
23369	Renovation and internal alterations of existing building to provide additional living accommodation.	Approved 11/07/1985
980648	Proposed Conversion Of Loft To Additional Living Accommodation.	Approved 05/10/1998
980649	Proposed Conversion Of Loft To Additional Living Accommodation.	Approved 05/10/1998
193069	Full application for the proposed erection of a two-storey side extension with internal alterations and changes to fenestration, following demolition of single storey rear and side extensions. Conversion of triple garage with games room and associated storage to double garage with self-contained living unit, plus demolition of plant room and erection of a single storey extension to	Application withdrawn 06/02/2020

	form an additional bedroom, and erection of a park rail fence along the south boundary.	
193070	Application for Listed Building consent for the proposed erection of a two storey side extension with internal alterations and changes to fenestration, following demolition of single storey rear and side extensions. Conversion of triple garage with games room and associated storage to double garage with self-contained living unit, plus demolition of plant room and erection of a single storey extension to form an additional bedroom, and erection of a park rail fence along the south boundary.	Application withdrawn 06/02/2020

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection, subject to condition.
WBC Highways – No objection, subject to condition.
WBC Green Infrastructure – No comments received.
WBC Landscape and Trees – No objection.
WBC Built Heritage Officer – No objection, subject to conditions.
WBC Ecology Newts – No objection, subject to condition.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is located on the western side of Davis Street, Hurst which is located in designated Countryside and is characterised by its rural and open nature. The eastern side of the road comprises residential development located in the south of the Hurst Parish.

The application site consists of a semi-detached property which benefits from a large plot and driveway with a detached triple garage located to the front. The garage is not listed but is located within the buffer zone of the Grade II Listed main house; High Chimneys, North Wing.

The Grade II Listed heritage building was officially recognised by Historic England in January 1967. The building was originally one large house that has since been divided into two. The house was built by a member of the Barker family in the early 17th

century, and is recognised for its old tile roof, flanking and symmetrical chimneys with diagonal shafts and offset heads. Also recognised is the east front being triple gabled, with the outer gables each with small 2-light leaded attic casement windows and two bays on lower floors. The centre gable has a similar attic light. All lower windows are tall 4-light wood mullioned and transformed with leaded lights.

The site is south of Dinton Pastures Country Park with a number of commercial buildings and barns associated with the country park positioned directly north of the garage. To the south and west of the site is woodland and the A329(M) dual carriageway beyond.

In 2024 a fire razed part of the garage to the ground including the roof and dormer window. The extent of the fire is evidenced in photographs taken during the officer site visit.

Proposal:

This application seeks approval for the erection of a two-storey extension to the side of the existing garage. The extension would measure approximately 4.38m in width and 6.05m in depth. The fire damaged roof would be removed and replaced with a new pitched roof approximately 0.18m higher than the existing roof. Two front facing dormers are proposed and three rear rooflights. A chimney flue is also proposed to exist through the rear pitch of the main roof. The chimney stack would align with the ridge height of the main roof.

Two of the existing garages would be retained as a garage/workshop and the western garage would be extended and converted to habitable accommodation to serve a summer room. The proposed two storey extension would extend westwards from the converted garage.

Proposed materials include multi red/brown brickwork to match High Chimneys, clay tiles to match existing and black painted timber with leaded pane windows and black aluminium gable glazing.

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 the settlement boundary and in the countryside. Policy CP11 of the Core Strategy does not permit development outside of development limits, however exceptions to this include:

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

Section 4 of the policy is being applied as the garage conversion would be tied to the main dwelling as ancillary development. The other parts of the policy are not relevant.

Character of the Area:

The proposed changes to the existing triple garage would remove the existing fire damaged roof and erection of a pitched roof with two front facing dormers and three rear rooflights.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The roof would be approximately 0.18m higher than the existing roof height and would retain a pitched roof form. R9 of the BDG states that the heights of residential buildings should '*respond to the prevailing heights and degree of variation in height in the local context*'. The garage roof would be significantly lower than the height of the main house which comprises a grand three storey property. The commercial buildings and barns associated with Dinton Pastures Country Park to the north of the garage (the closest of the buildings is approximately 7.45m to the north) are of a similar height or marginally taller. The proposed pitched roof would respond sympathetically to the variation in height of buildings within the local context and would not encroach the established roofline of residential properties and buildings within the immediate vicinity. The pitched form of the roof would respond sympathetically to the surrounding roof forms found on the side extension of the host dwelling and commercial barns and buildings to the north. The marginal increase in roof height would still allow views beyond the garage to the trees and countryside landscape of Dinton Pastures. However, it is noted that views to the green backdrop are already inhibited by the existence of the commercial barns and buildings to the rear of the garage.

The two dormer windows proposed in the front elevation of the roof would have a pitched roof form. They would be subservient additions by being set in from the sides and set down from the ridge line. Page 35 of the BDG states 'The character of development proposals may be inspired by historical settlement patterns or architecture. Any proposal in a historical style must be carefully designed to use the correct proportions, and a quality of materials and refinement of detail that is similar to the original'. In reference specifically for rural and settlement edge sites, RD5 of the BDG states that new development should 'respond to the typical forms of buildings in the village or locality' and should respond to 'roof forms and slopes, for instance whether there are gables or eaves facing the street'.

The dormers are proportionate to the size of the existing building and would be constructed from a mix of red and brown brickwork to match the existing building and similar to the host dwelling. The dormers have been specifically designed to improve upon the fire damaged original pitched dormer window by taking influence from the architectural features evident on the Listed host dwelling. These include brick detailing to the dormer eaves and brick detailed window lintels to reference the gable features on High Chimneys. The design adds to the character of the garage and unites the building with the host dwelling. Therefore, the changes to the roof would not appear obtrusive or have an adverse impact to the character of the host dwelling or historic setting.

The proposed two-storey side extension would protrude approximately 4.38m from the existing flank wall of the garage. The BDG sets out guidance for side/rear extensions. Page 56 states 'Rear (side) extensions should not project more than four metres from the main rear wall (flank in this instance) where they are close to a boundary'. Although the extension would marginally breach this, the extension would be set in an acceptable distance from the rear boundary; by approximately 3.5m. In addition, the extension has been sensitively designed to not extend beyond the existing principal and rear building lines and would align with the ridge line of the main garage. Therefore, the extension would not be obtrusive and would not cause any detrimental impact to the character of the existing building or surrounding heritage assets.

Furthermore, the submitted Arboricultural Impact Assessment states that no trees are to be removed to facilitate the development. Page 4 specifies "*No tree removal is required for the implementation of the proposed development*". Therefore, the existing established trees to the north of the development would largely screen the extension from the public parking area to the north of the site.

The extension would incorporate a large, glazed gable in the western flank wall. This would provide views to the undeveloped western side of the site, also under the applicant's ownership. The introduction of a fully glazed gable end is a modern design feature to an otherwise more traditional style building. Page 55 of the BDG states 'the design of the proposed extension must be well considered and should complement the existing building, either by adopting its style, or by a carefully considered contrast'. It is considered that the introduction of the glazed feature would create a locally distinctive element to the garage that would not be obtrusive, by virtue of its location. Due to the position and orientation of the garage within the plot, there would be limited views of the glazed gable as it would face away from the host dwelling and away from the entrance to the site. The front façade of the subject building would not be altered by the glazing and therefore, would not result in significant detrimental impact to the character of the host dwelling or local area.

There are three heritage rooflights proposed in the rear elevation of the roof. The rooflights would not harm the visual amenities of the area as their overall protrusion from the roof would be minimal. There is also a chimney flue proposed to exit from the rear elevation of the roof. It would comprise of a black metal flue and would not protrude above the proposed ridge line. Due to the dark colour of the flue against the proposed clay roof tiles, the flue would not overly dominate the rear elevation and would not significantly impact the character and appearance of the rear elevation of the garage.

Due to the unique position of the site, which is almost surrounded by Dinton Pastures Country Park, there would be very limited views of the development from the road. The application site is set back more than 98m from Davis Street with dense mature trees and hedging surrounding the eastern and southern boundaries. Although there may be some views of the development from the main carparking area of Dinton Pastures Country Park to the north of the site, any view would be partially screened by the commercial buildings and barns located directly north of the garage. Furthermore, there would already be views of the garage from this public area and it is considered that the additional built form the extension would create would not be of such an excessive scale as to cause any adverse impact to character of the public realm.

Proposed materials would match the existing garage and include multi re/brown brickwork, clay roof tiles and black timber with leaded pane windows and black aluminium gable glazing. Page 51 of the BDG states 'If a traditional approach is to be followed then it should correctly use traditional proportions and details and a similar quality of materials to the source for inspiration'. The Council's Heritage officer is satisfied with the material choice and has recommended that a materials condition be applied to any grant of approval.

Heritage:

The garage is within the curtilage of the Grade II Listed High Chimneys, North Wing dwellinghouse. Although the garage is a later addition and is not listed, the garage was designed to be sympathetic to the Listed Building by incorporating features such as a pitched front dormer to replicate the gables of the main house. The submitted Heritage Statement was written in accordance with paragraph 207 of the National Planning Policy Framework (NPPF) *"to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary"*.

The Heritage Statement details the site history and architectural features of the listed property as well as the significance of the heritage asset. Page 4 para.4.1 states *"The NPPF advises that applicants must describe the "significance" of a heritage asset affected by development (the value of a heritage asset to this and future generations because of its heritage interest). The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting – the surroundings in which a 'heritage asset' is experienced. Setting may enable a heritage asset to be appreciated or obscure it"* Para. 4.2: *"The NPPF does not propose a means of stating heritage value but the international standard comes from ICOMOS, the International Council for Monuments and Sites, the body that designates World Heritage Sites. Values are usually rated Exceptional, Considerable, Some, and Little with "Some" being the threshold level for inclusion on most heritage lists"*.

The Statement assesses the architectural, historic, artistic, contribution to setting and archaeological significance and value of the heritage asset. The Heritage Statement summarises *"High Chimneys is a good minor gentry house, Elizabethan in style but built in the time of Charles II. Its heritage significance lies primarily in its H-plan form with its triple gables and tall chimneys as well as the intactness of its internal layout despite later additions and subdivision. Association with the Barker family adds to significance. The setting is much altered from its historic form and does not contribute to its significance"*.

The Council's Built Heritage officer was consulted and raised no objection to the proposal, subject to conditions relating to materials. They commented:

"A triple garage with games room in the roof space, accessed by means of external staircase, which recently has suffered severe fire damage. Built sometime in the 1970s, this structure is considered in terms of its location, form and scale that is deemed to

have a neutral impact to the setting of the designated heritage assets of High Chimneys.

The proposal here seeks to rebuild this detached garaging and extend it, off its western end, to create garaging for two vehicles, whilst retaining a single storey element to the east, with the western half of the extended structure to provide a summer room, with a full height glazed western gable that would have bi-fold doors at ground level. Whilst the roof space would provide residential accommodation, accessed by a new internal staircase. An additional front dormer and a number of roof lights to the rear roof slope form part of the proposed changes.

With this scheme, an amended form to that originally put forward under a pre-application enquiry, it is considered the changes made with respect to the form of the two dormers and their window design are believed to be positive changes, which now creates a building that is overall sympathetic and in keeping with the adjacent historic host building. As such there is no objection raised from a heritage perspective to the proposals”.

Neighbouring Amenity:

Overlooking:

The two dormers proposed in the front elevation of the building would have views across the High Chimneys parking areas. The proposed fenestration at first floor level would be similar to the views as existing and would not result in detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

The three rooflights proposed in the rear of the main roof would serve a bedroom, landing and mezzanine. There are no residential properties to the rear of the site, only commercial units which serve storage areas for the country park’s maintenance equipment as well as the British Entomological and Natural History Society building. As these buildings have no windows in the rear elevations, and are non-habitable, no detrimental overlooking impacts would be generated to neighbouring amenity.

The proposed large glazed gable in the western flank elevation would provide views to the western side of the site. The western side of the site is under the ownership of the applicant and is un-developed land. As there are no neighbours to the west of the site there are no loss of privacy impacts that would be generated by this element of the scheme.

Loss of Light & Overbearing:

Due to the significant separation distance between the garage and adjoining neighbours and buildings, there are no overshadowing or overbearing impacts that would be generated by the proposal.

Highway Access and Parking Provision:

The proposal would include a partial garage conversion and the Council’s Highways officer was consulted. A revised parking plan was submitted that confirmed the proposed building will be ancillary to the main dwelling. The officer raised no objection

to the proposal, subject to a condition relating to the building remaining ancillary to the main dwellinghouse. They commented:

“As the revised proposal description confirms that the proposed outbuilding will be ancillary to the main dwelling, the four proposed driveway parking will meet the council’s parking requirement, which is acceptable”.

Flooding and Drainage:

WBC Drainage raised no objection to the principle of development, however they have requested additional drainage details prior to the commencement of the development. The site is located within Flood Zone 1 and is at low risk from surface water flooding according to the EA mapping. Therefore, it is not considered reasonable to request further details when compared with the limited scale of the development proposed, plus the site would retain sufficient permeable ground. Accordingly, the condition is not attached.

Landscape and Trees:

The application is located in designated countryside and the Council’s Trees and Landscape officer was consulted. They raised no objection to the proposal and commented:

“Trees and mature shrubs are a feature of the overall site, they are not directly impacted by the built form but could be during the demolition/construction stages. Overall, I suggest that from a landscape perspective the proposed scale, form and footprint does not have an unacceptable impact upon the countryside”.

Ecology:

The application site is located in an area suitable for bat roosts. However, due to a severe fire causing the roof to collapse, a bat survey was not required to support the application. This was confirmed by the Council’s ecologist.

The application site also falls in a red impact zone for Great Crested Newts (GCN) indicating an area of highly suitable and higher likelihood of GCN presence. The Council’s Ecologist was consulted and raised no objection to the proposal, subject to a condition relating to the submitted GCN Avoidance Statement. They commented:

“There is a high density of ponds and multiple records of great crested newts within the application site and surrounding area. The closest pond is approximately 25m west of the existing garage and connected by vegetation which extends to circa 5m of the garage. Great crested newts are confirmed to be present within this pond and two other ponds within 150m. Another pond is mapped approximately 30m north east of the garage, but satellite imagery indicates that this pond no longer exists. Given the scale and likely impacts of the proposed development, a great crested newt survey is not considered necessary. No impacts on great crested newt habitat are expected as the garage is sited on a gravel driveway. There is however a risk of harm to individual newts which may enter the construction area when dispersing to/from the adjacent pond”.

The Council's Ecologist is satisfied that if the proposed development is carried out in accordance with the submitted avoidance statement, negative impacts on GCN will be avoided. A condition will secure the Avoidance Statement.

Conclusion:

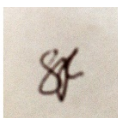
For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance, subject to conditions.

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:	Approve
Date:	6 March 2025
Earliest date for decision:	5 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	10.3.25