

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	261488
Address:	Little House, Hinton Road, Hurst, Wokingham, RG10 0BP		
Proposal:	Householder application for the proposed single-storey rear extension following demolition of existing rear extension.		
Heritage Asset:	Village Centre Hurst: Area of Special Character – identified by the Council and is classed as a non-designated heritage asset, one which holds a degree of historic and architectural merit in the traditional buildings within it (several of which are listed buildings) and the character of the area. <i>Setting of Buildings of Traditional Character:</i> • St. Swithins • The Green Man PH		
Site Visit Made:	Yes – highway only		

Summary Of Recommendations

No objection

Comments On Proposal

Located with the *Village Centre, Hurst* Area of Special Character (AoSC), Little House is a dwellinghouse formed from a pair of 19th century cottages, altered and extended in the 20th century. Despite the alteration, the building still positively contributes positively to the character and appearance of the AoSC and to the setting of the other historic buildings in the vicinity, Being located within the Area of Special Character, and within the setting of a number of NDHAs and Buildings of Traditional Character, it is important that any proposed alterations are sympathetic not only to the host, but the wider context.

The application proposes a new single storey rear extension, following the demolition of an existing single storey extension and conservatory. The extant extension and conservatory are relatively modern and of limited interest and thus no concerns are raised to the loss. The proposed single storey element would extend on a similar area, effectively (although not quite) squaring off the plan of the building. Given the form, location and matching material treatment, no concerns are raised from a heritage perspective.

As such, no objection is made to the application, with the proposals seeking to preserve the character and appearance of the AoSC and to the setting of the other historic buildings within the vicinity and thus no conflict with TB26 would arise.

Conditions			
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Date:	02/08/2026	Signed:	Roderick McDonald Built Heritage Officer