

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252725
Site Address:	18 Martineau Lane, Hurst, Wokingham, RG10 0SF
Expiry Date:	9 January 2026
Site Visit Date:	21 November 2025
Proposal: Householder application for the proposed erection of a two storey side extension, single storey rear extension and front porch pergola along with changes to fenestration following demolition of existing detached garage.	

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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
152485	Householder application for the proposed erection of a first storey rear extension and internal alterations to dwelling.	Approved 03/11/2015

CONSULTATION RESPONSES

Internal

WBC Highways – No objection, subject to conditions.
WBC CIL – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received.
Neighbours	One letter of objection. Concerns relate to: - Overbearing impact to no. 20 Martineau Lane. - Loss of light impact to no. 20 Martineau Lane. - Loss of privacy to no. 20 Martineau Lane. - Loss of soft landscaping from extended driveway. - Concerns that a widened dropped crossing would have highway safety impacts. - Concerns the submitted CIL form is incorrect. - A full bat survey not being submitted. <u>Officer Comment:</u> The council's Ecologist confirmed in writing (17/11/2025) during the validation of the application that a bat survey was not required to be submitted to support the application.

Officer Comment:

APPRAISAL

Site Description:

The application site consists of a two-storey, detached property located on the western side of Martineau Lane, Hurst. The dwelling is in a cul-de-sac location, comprising a mix of property types which include detached, semi-detached and terraced. Properties are arranged around a central green space which provides an informal public space and enclosed children's play area.

The cul-de-sac forms part of a small 1990s development. The properties vary in form and layout but are similar in appearance through features such as brick detailing, window plinths and material palette. Many of the properties have already constructed extensions of varying scales and designs.

The host dwelling comprises a two-storey detached property and detached double garage to the rear. There are level changes across the site with the rear of the site at a higher level than the front. The rear garden as existing contains a patio area which is at a lower level than the main lawned area. There are external steps from the patio area leading up to the lawned garden.

Proposal:

This application seeks approval for the removal of the existing detached double garage and the erection of a two-storey side extension with a front and rear dormer, a single-

storey rear extension with roof lantern, a replacement porch extension, extension of the existing driveway and other changes to fenestration.

The existing patio area would be replaced with a newly created patio area, and the external steps would be centralised and moved approximately 1.3m further into the garden.

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 settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy.

Character of the Area:

Martineau Road comprises a range of property types including detached, semi-detached and terraced properties. The two adjoining properties either side of the host dwelling are of a different layout and configuration. The application site is the only property along the row of eight properties that benefits from a detached double garage. This application seeks approval for the removal of the detached garage and the erection of a two-storey side extension.

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

The side extension would represent a subservient addition to the host dwelling by being set down approximately 0.8m from the main ridge line and set back approximately 0.47m from the principal building line.

Page 55 of the BDG states that 'the roof form of the extension should take its form from the main building'. The proposed roof of the side extension would consist of a pitched roof that would replicate the roof form of the main roof. The façade of the side extension would also replicate architectural details observed on the main house. This includes brick quoins on corners and a segmental arch above the garage door and rear ground-floor window. These are welcomed details that would unify the extension with the main house.

In addition, the side extension includes one front and one rear dormer. The pitched dormer would be sympathetic to the existing central hipped gable on the front elevation of the host dwelling and the front facing pitched dormer windows on nos. 38-42 Martineau Lane. Page 57 of the BDG states 'Dormer windows should generally be positioned within the main roof, by being set back from both eaves line and the sides of the roof'. The proposed windows would comply with this guidance.

Furthermore, first-floor side extensions are an already established feature along the row of detached properties. Examples of already constructed first-floor side extensions include nos. 22 and 24. Therefore, the scheme is sensitive to its context by adopting a similar building form and would not cause any detrimental impact to the character of the host dwelling or street scene.

A third party has raised concern regarding the proposal closing off views from Martineau Lane to the green backdrop beyond. Whilst it is acknowledged that the side extension would extend two-storey built form closer to the shared boundary with no. 20, the existing detached, pitched roof garage would be removed to facilitate the development which already partially obstructs views to the rear.

The proposed side extension would be set down from the main ridge line and set in from the northern shared boundary by approximately 1.15m. It is acknowledged that the proposed development would close off some views to the rear of the site, however, shifting the development away from the northern shared boundary would open views along the newly created gap. In addition, as stated earlier in this report, first-floor side extensions are already an established feature along the road and as such, have already disrupted the original rhythm of the road.

In conclusion, the side extension would not have a significant detrimental impact on the existing pattern of built form along the road and would not cause any adverse impact to the character of the host dwelling or street scene.

The proposed relocated entrance and porch canopy to the front elevation would be a minor change to the property frontage. The proposed porch extension would be of a similar size to the existing porch canopy and would retain an open-sided structure with the addition of two columns. Therefore, it is considered that the proposed changes to the porch would have a neutral impact on the character of the host dwelling and local area.

The proposed single-storey rear extension would not be visible from the road as the built form of the host dwelling and proposed two-storey side extension would obstruct any view. Therefore, the proposed rear extension would cause no adverse harm to the character of the public realm.

The proposed materials include brickwork, brick detailing and rooftiles to match the main house. The proposed materials are considered acceptable.

There are also changes proposed to the driveway which include extending the existing driveway southwards up to the northern side of the porch. The changes would provide three on-site parking spaces. A third party raised objection to the changes due to the increase in hard standing and reduction of vegetation.

It is accepted that a reduction in soft landscape features can impact the local character of an area. In this instance, the proposal has been designed to meet the council's parking standards whilst ensuring the design also contributes positively to the local character. A small section of the front hedgerow (approximately 3m) would be removed

to facilitate the changes. However, the existing hedging along the side boundaries and remaining hedgerow along the front boundary would be retained.

It is considered that the remaining hedgerow and lawn would contribute positively to the semi-verdant character of the surrounding landscape. Planning permission is not required to remove the hedge.

Neighbouring Amenity:

Overlooking:

A third party raised objection to the proposed development generating a loss of privacy to the rear garden and patio area of no. 20. The proposal includes one additional window at first-floor level in the rear elevation to serve a bedroom. The window would be positioned along the existing rear building line, where there are already two-bedroom windows. As the window would be set back approximately 3.5m from the rear building line of no. 20, views from the window would inflict oblique views of the neighbouring garden with the patio area largely shielded from view by the southern flank wall of the neighbouring property. As the additional window would provide views similar to those from the existing rear fenestration, it is considered that the proposed dormer window would not result in a detrimental loss of privacy over and beyond the existing degree shared within the setting and is acceptable.

There is also one first-floor window proposed in the front elevation to serve an en-suite bathroom. As this is a non-habitable room, no adverse loss of privacy impact would be generated by the addition of this window.

The proposed roof lantern in the flat roof of the single-storey rear extension would be between 7.5m and 10.3m from the shared side boundaries. Due to the significant separation distances, no detrimental overlooking would be generated by the roof lantern.

The proposal also includes alterations to the existing patio area and external steps that lead up to the lawned garden. The steps would be centralised and lead to the existing raised garden and a newly created patio area. As the level changes across the site are existing, the proposed changes would not generate any additional overlooking impact beyond the existing degree shared within the garden setting and is acceptable.

Loss of Light & Overbearing:

A third party raised objection to the proposed development due to the overbearing and loss of light impact that would be generated to the occupants of no. 20. The proposed side and rear extensions would extend an approximate 4.15m from the northern flank wall. The side extension would be adjacent to no. 20, to the north. Page 56 of the BDG states that 'A gap should be retained between the building and the site boundary, and this should be a minimum of 1m in width'. The extensions would retain an approximate separation distance of 1.15m from the northern shared boundary and an approximate 0.7m from the southern shared boundary adjoining no. 16.

It is acknowledged that the extension would not comply with this guidance along the southern shared boundary and would extend marginally beyond the recommended 4m, however, the roof design of the extension would comply with BDG guidance which

states that 'The eaves height of single storey rear extensions should not exceed 3m within 2m of a side boundary'. The proposed rear extension would have a maximum height of approximately 2.98m and would have a flat roof form.

The flat roof form of the rear extension would be less intrusive than a traditional pitched roof and creates a lower overall height. This would reduce the amount of shadow cast onto neighbouring properties, as well as reducing the perceived and actual bulk of the built form whilst retaining a more open feel.

With regard to loss of light impact to no. 20, the single-storey rear extension would extend an approximate 0.95m beyond the closest built form of no. 20. Due to the minor distance the proposed rear extension would protrude beyond the neighbouring property and the 1.95m separation distance between flank walls, the extension would not breach a line of 45 degrees. The 45-degree test is advocated within the BDG and the British Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight – A guide to good practice'. This guidance is advisory in nature and is intended to assist with good design and the BRE recognise that there is no formal requirement to comply with the advice it contains. However, in this instance, when the 45-degree test is applied, the proposed rear and side extensions would both be compliant (when taken from the nearest habitable room window in the rear elevation of the neighbouring property). Therefore, it can be concluded that no significant loss of light would be caused to the occupants of no. 20 by this proposal.

Officer Comment:

As part of a robust and thorough assessment, the case officer conducted a site visit to no. 20 on 2nd December 2025 to assess the impact of the proposed development on the neighbouring property.

In conclusion, the impact on the adjoining neighbours has been considered. Based on this assessment and the site-specific circumstances, it is concluded that the proposal would not cause any significant harm to the amenities of adjoining occupiers in accordance with CS policies CP1 and CP3.

Highway Access and Parking Provision:

The proposal includes changes to the existing parking arrangements. The proposal would increase the width of the driveway to create three on-site parking spaces. The council's Highways officer was consulted and raised no objection to the proposal, subject to two conditions. The first relates to the approved parking being provided prior to the occupation of the approved development, this is to ensure there is adequate on-site parking, in the interests of highway safety, convenience and amenity. The second relates to the vehicular access being surfaced with a permeable, bonded material across the width of the access. This is to avoid spillage of loose material onto the highway, in the interests of road safety.

A third party raised concern regarding the safety of an extended dropped crossing. The proposal has been assessed by the Highways officer, they commented:

"....According to the WBC Car Parking Standards, the development of such scale in a Village location will require three parking spaces within the red line boundary..... The recommended maximum width by the Traffic

Management (TM) team of a dropped kerb is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing”.

In summary, the proposed changes to the driveway and parking arrangements are considered acceptable, subject to the two conditions listed above and the applicant securing separate consent from the council’s Traffic Management Team for any changes to the existing dropped crossing.

Ecology:

The proposal is located in an area suitable for bat roosts, as identified on the council’s constraints mapping. In this instance, as no works or demolition are proposed to the main roof of the dwelling, the council’s Ecologist confirmed in writing (17th November 2025) that a preliminary bat survey would not be required to support the application.

However, as bats are a protected species by law under the Conservation of Habitats and Species Regulations 2017 (as amended), and thus take priority within planning, it is necessary to attach a bat informative to any grant of approval that outlines what actions must be taken should any bats or evidence of bats be found prior to or during the development.

Conclusion:

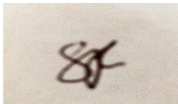
For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local plan policy and guidance.

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:	17 December 2025
Earliest date for decision:	8 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	6.1.26

PLANNING CONSTRAINTS/STATUS

**Limited Development Location
Bat Roost Habitat Suitability
Twyford, Ruscombe and Hurst Ward
St. Nicholas, Hurst Parish**