

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261488
Site Address:	Little House, Hinton Road, Hurst, Wokingham, RG10 0BP
Expiry Date:	15 September 2026
Site Visit Date:	27 July 2026
Proposal: Householder application for the proposed single-storey rear extension following demolition of existing rear extension.	

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 TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
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 A Design for Hurst

PLANNING HISTORY

Application No.	Description	Decision & Date
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223440	Householder application for the proposed conversion of existing detached garage to create habitable accommodation, to include changes to fenestration.	Approved 09/02/2023
040915	Proposed first floor rear extension to dwelling and single storey rear extension.	Approved 27/08/2004

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objection.

External

None.

REPRESENTATIONS

Parish/Town Council	No objection.
Ward Member(s)	No comments received.
Neighbours	One letter of support.

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on the northern side of Hinton Road, Hurst. The site is part of the Hurst Village Centre Area of Special Character.

The southern end of Hinton Road is lined by residential properties while the tree lined northern end is bound by open countryside.

The road boasts a range of property types including detached, semi-detached and bungalows. The properties vary in age and form, however, many of the period properties boast traditional architectural features such as sash windows, bay windows and decorative brick detailing.

Proposal:

This application seeks approval for the erection of a single-storey rear extension with a hipped to flat roof form with rooflight and the removal of the existing conservatory.

Proposed materials include light render and slate roof tiles to match the main house.

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:

The proposed single-storey rear extension would be sited to the rear of the dwelling and would infill space between the existing kitchen and rear living room. The flank wall of the extension would align with the existing northeastern flank elevation.

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 extension would extend approximately 4.15m from the rear building line of the original building. While this distance marginally exceeds the 4m maximum distance recommended in the BDG, due to the single-storey nature and siting of the extension to the rear, there would be little view of the extension from the public realm. Therefore, the introduction of the additional built form would have a neutral impact on the character of the host dwelling or street scene, including the Hurst Village Area of Special Character.

Neighbouring Amenity:

Overlooking:

The proposed rear extension would introduce a set of patio doors within the rear elevation serving a kitchen/dining room. These doors would be located at ground-floor level and would be situated more than 43m from the rear-facing windows of no. 20 Dalby Close. This significantly exceeds the 22m minimum separation distance generally required between directly opposing elevations to safeguard privacy. As such, the proposed patio doors would not result in any harmful overlooking or loss of privacy to neighbouring occupiers.

The proposal would also incorporate a roof lantern within the flat roof of the extension to serve the kitchen/dining room. Given its roof-level position and the substantial separation distances to neighbouring properties, the roof lantern would not give rise to any unacceptable overlooking or loss of privacy.

In addition, a ground-floor side-facing window is proposed within the northeastern elevation to serve a WC. As this is a non-habitable room, there would be no adverse loss of privacy generated by the insertion of this window.

Loss of Light & Overbearing:

The proposed single-storey rear extension would project approximately 4.15m beyond the rear elevation of the original dwelling. The northeastern flank wall would align with the existing flank wall of the host dwelling. Page 56 of the BDG states that a minimum 1m gap should be retained between a building and the site boundary. The proposal complies with this requirement and also accords with BDG guidance which advises that the eaves height of single-storey extensions should not exceed 3m where located

within 2m of a side boundary. The proposed extension would have an eaves height of approximately 2.7m.

The extension would incorporate a hipped-to-flat roof design, which is less visually intrusive than a traditional pitched roof and reduces the perceived bulk and massing of the development when viewed from neighbouring properties. Furthermore, the proposal would largely replace the existing conservatory, which has a maximum ridge height of approximately 4m. Consequently, the development would not result in a significant increase in built form, height or visual presence compared to the existing situation.

The neighbouring property to the northeast, no. 1 Montrose Villas, has previously been extended with a single-storey rear extension that projects approximately 5m beyond the rear building line of the proposed extension. Given the scale, siting and design of the proposed extension, together with the existing relationship between the properties, it is not considered that the development would result in a harmful loss of light or an overbearing impact on the occupants of no. 1 Montrose Villas.

As no alterations are proposed to the southern side of the dwelling, the proposal would not adversely affect the amenities of the neighbouring property, Hurstlea, to the south.

In conclusion, the impact of the proposed development on adjoining neighbours has been considered in detail. 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 policies CP1 and CP3 and guidance in the Borough Design Guide.

Highway Access and Parking Provision:

The proposal would not result in an increase in total number of overall habitable rooms and no changes are proposed to the existing parking arrangements. As such, the host dwelling would retain the existing driveway and on-site parking and is considered acceptable to serve the proposed development.

Built Heritage:

The host dwelling is part of the Hurst Village Area of Special Character. The Council's Built Heritage Officer was consulted and raised no objection to the proposal. They conclude: "Being located within the Area of Special Character, and within the setting of a number of Non-Designated Heritage Areas 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, squaring off the plan of the building. Given the form, location and matching material treatment, no concerns are raised from a heritage perspective".

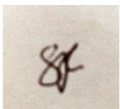
Conclusion:

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:	7 September 2026
Earliest date for decision:	12 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11.9.26

PLANNING CONSTRAINTS/STATUS

Limited Development Location

Area of Special Character – Hurst Village Centre

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zone – Red

Twyford, Ruscombe & Hurst Hurst Ward

St. Nicholas, Hurst Parish