

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252546
Site Address:	Nightingale Cottage, Rosevale Drive, Hurst, Wokingham, RG10 0DQ
Expiry Date:	14 December 2025
Site Visit Date:	29 October 2025
Proposal: Householder application for the proposed erection of a single-storey side extension and fenestration changes to the side and rear elevations.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY- No relevant planning history

CONSULTATION RESPONSES

Internal

WBC Highways: No objection

External

None consulted

REPRESENTATIONS

Parish/Town Council	St Nicholas Hurst Parish: No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site relates to a two-storey semi-detached property located within a small cul-de-sac off School Road. The immediate cul-de-sac is primarily characterised by detached dwellings that, while varied in architectural design, share similar building materials and finishes.

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. 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.

Character of the Area: The single storey rear extension does not exceed the recommended 4m depth for extensions within the Borough Design Guide as the depth is approx. 3.55m. With it being located at the rear it wouldn't be visible from public locations. Hence, the proposal would not have any adverse impact on the character of the host property or surrounding area. The proposed extension would be minor and subservient feature which would not harm the character of the area.

Neighbouring Amenity:

Overlooking: The views offered from the new rear windows would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

Loss of Light/Overbearing: The proposed rear extension would have a modest eaves height of approx. 2.40m, with an overall height of approx. 3.20m (revised plans have been submitted which included lowering the proposed rear extension roof and parapet) and would be positioned directly adjacent to the shared boundary with Swallow Cottage. However, an approx. 3.50m brick wall, extending for approximately 3.6 metres along the boundary, currently provides a substantial visual barrier. Given the extension is only single storey and would not project beyond the established rear

building line of Swallow Cottage. Therefore, it's not considered that the proposal would result in any unacceptable harm in terms of loss of light, overbearing impact, or sense of enclosure.

Highway Access and Parking Provision: The total numbers of habitable rooms remain unchanged. All existing parking and garage spaces are retained. It is therefore expected that there is no additional demand for car parking and no reduction in parking provisions.

Amenity Space: The garden space would be approx. just over 10m in depth as result of the rear extension. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.

It is considered that although the remaining amenity space would be below 11 metres, it would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment and quality of life of the occupiers.

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.

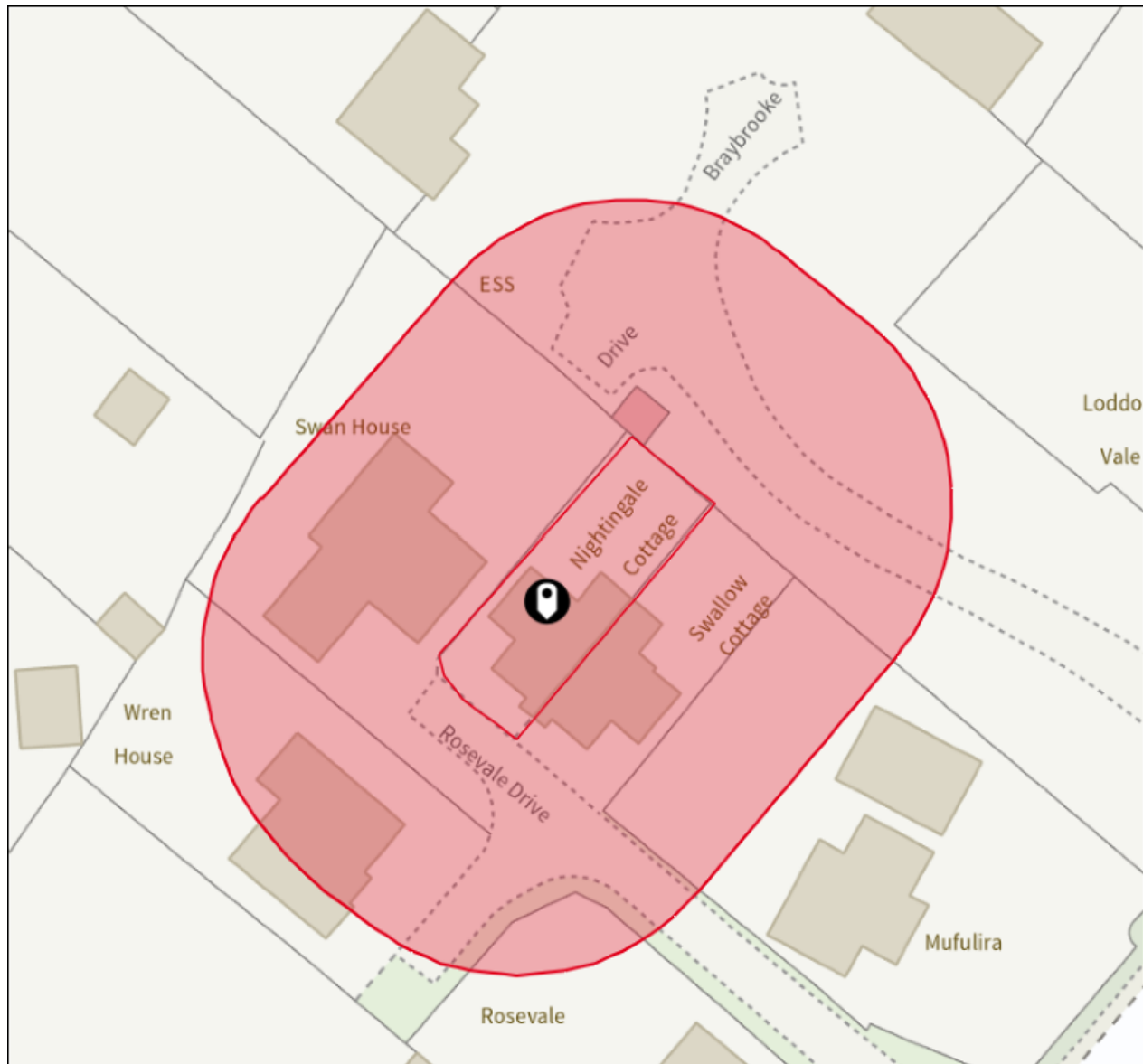
RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	11 December 2025
Earliest date for decision:	12 November 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	11 December 2025

PLANNING CONSTRAINTS/STATUS

Area of Interest (AOI) Information

Area: 2,888.4 m²



#	NAME
1	Within Modest or Limited Development Locations
2	Within Modest or Limited Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Limited Development Locations	Hurst

Mineral Safeguarding Areas | Total count: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and Gravel	River Terrace deposits
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Bat Roost Habitat Suitability | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	VN618	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	VN619	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-es=&location=479921,172819%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Hurst River Terrace

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Twyford, Ruscombe & Hurst Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	St. Nicholas, Hurst CP	0 m