

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250784
Site Address:	Orchard Cottage, Wokingham Road, Hurst, Wokingham, RG10 0SB
Expiry Date:	13 June 2025
Site Visit Date:	8 May 2025
Proposal: Householder application for the proposed enlargement of the existing driveway to create a one-way vehicular access with new vehicular exit onto Wokingham Road along with new gates, following the demolition of 3 no. walls.	

PLANNING CONSTRAINTS/STATUS

Green Routes and Riverside Paths
Bat Roost Habitat Suitability
Scale and Location of Development Proposals: Limited Development Location (Hurst)
Green Routes and Riverside Paths Consultation Zone
Great Crested Newt Consultation Zone Householder

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 – Limited Development Location - Hurst
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List A Design for Hurst

PLANNING HISTORY

Application No.	Description	Decision & Date
250815	Householder application for proposed two-storey front porch extension, followed by changes to fenestration	Approve 28 May 2025
060198	Proposed single storey rear extension to dwelling to form conservatory.	Approve 16 March 2006

980015	Proposed First Floor Side Extension to Dwelling	Approve 13 November 1998
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CONSULTATION RESPONSES

Internal

WBC Highways – Requested Further Information

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

A detached house on a Green Route (Wokingham Road) in the village centre of Hurst. The front of the property borders designated Countryside, has a large gravel driveway, a lawned area, two mature trees and established hedging. The front boundary is a fence approximately 2m high with tall vegetation behind (approximately 3m in height) that partially screens the house from the road. Forward of the fence is a narrow gravel strip with a low chain link fence that borders a grass verge. The existing vehicular entrance is at the northern end of the front boundary; it is set back 7m from the highway and comprises brick pillars and double gates approximately 2m in height, and with black metal rod spacings to allow partial visibility through. The pedestrian entrance is located towards the south end of the front boundary fence and comprises a low brick wall and pillars that extend approximately 2m forward of a metal gate (approximately 1m in height) and 2 brick pillars approximately 2m in height gate.

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.

Proposal:

Enlarge the existing driveway and convert the pedestrian access adjacent to the A321 Wokingham Road, into a gated vehicular access. The proposal would facilitate a one-way route through the site from the existing vehicular access (also on Wokingham Road) and enable vehicles to exit the site via the new entrance. The entrance would be 4m wide, set back from the highway by approximately 2.5m and be approximately 3.75m from the vehicular entrance for Tile House. The gates would be approximately 2.1m in height and be solid oak.

Location on a Green Route:

The site is located on a Green Route and Policy CC03 of the Adopted Local Plan states that development proposals should protect and enhance the Boroughs Green Infrastructure networks. The proposal would not involve the loss of green infrastructure and would not appear overbearing when viewed from the road. Therefore, it would not significantly harm the verdant views along this stretch of the Wokingham Road. Therefore, it would comply with CP3 of the Core Strategy in relation to Green Routes.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The application site is located on the western side of Wokingham Road and is adjacent to the Hurst Village Centre Area of Special Character. The site is bounded by residential properties on the northern, southern and western site boundaries; and designated countryside lies to the east. Properties along the road vary in age, style, size and design. Boundary treatments are brick walls and tall fences that are softened by green vegetation giving the road a verdant appearance. Shared vehicular entrances on this side of the road are set back and entrance designs vary. For example, open entrance (Pond View), 5 bar gate (Holmby), double gates with spaced metals rods (Orchard Cottage) and double gates solid wood design (Tile House).



Figure 1a Existing view of Orchard Cottage and location of proposed entrance (right) and Tile Cottage vehicular entrance (left)

The Borough design guide states that the design of boundaries between public and private spaces should reflect the nature, scale and material of boundary treatments typically found in the village. The proposed gates would match the gates at Tile House being of solid oak and the same design (Figure 1a). However, the new

entrance would be further forward than that at Tile House and in line with the existing boundary fence. Although, it would be visually more prominent than the neighbouring gates, the demolition of the existing brick walls forward of the pedestrian entrance would open the grass verge and soften the view from the public realm.

Therefore, the proposed entrance and gates would not cause significant harm to the character of the local area.

Overall, the proposal would comply with policy CP3 in relation to character of the area.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. In this case, there would be no increase in overshadowing, loss of privacy or overbearing to neighbours because of this proposal.

Overall, the proposal would comply with policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision:

Figures 1-3 show the existing layout and location of the proposed vehicular entrance. The walls to be removed are shown as a red line.



Figure 1 Existing entrance facing north – Google maps 2019



Figure 2 Existing entrance facing west – Google maps 2019



Figure 3 Existing entrance facing south – Google maps 2019

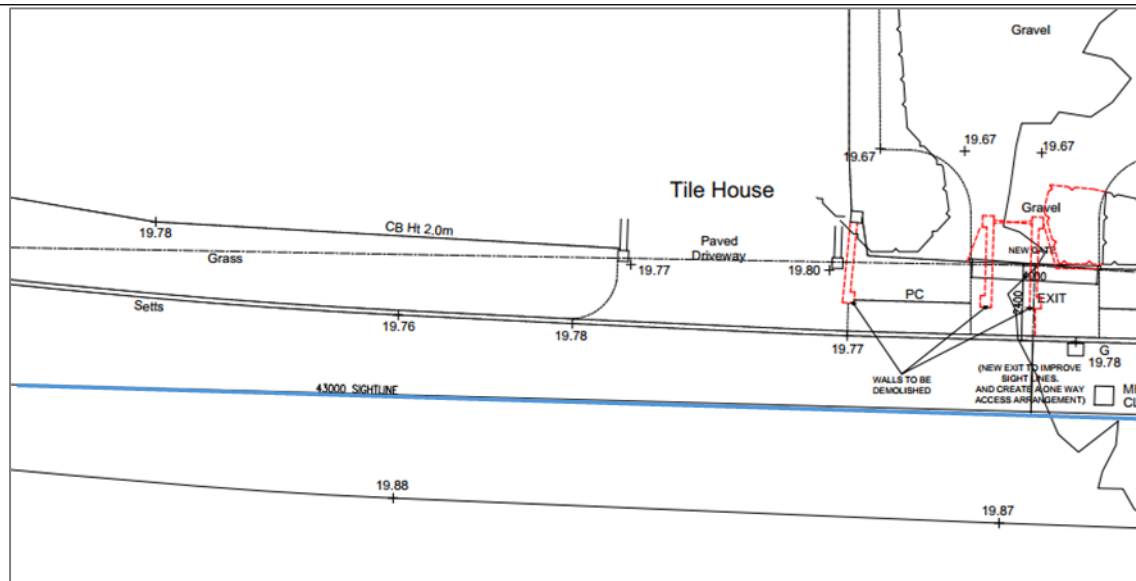


Figure 4 Site plan showing 43m site line in blue and walls to be demolished in red

The Highways Officer commented as follows: *“Wokingham Road is a classified A road subject to 30mph speed limits. While the applicant has not demonstrated the required 2.4m x 43m visibility splays from the nearside edge of carriageway in both directions, the Highways have assessed the required visibilities on the submitted site plan.*

The sightlines shall be across land within the applicant’s control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height. However, the proposed position indicates that the required visibility would be obstructed by the existing boundary treatments of both Orchard Cottage (the site) and Tile House, which cannot be fully controlled by the applicant or highways. The applicant is advised to consider alternative position for the secondary access to meet the requirements. If the full standards cannot be achieved across highway land or land within the applicant’s control, the applicant can consider closing the existing vehicle access and demonstrate that the new access will improve existing visibility. The Highway will then assess the appropriateness of this access based on improvement on highway safety.

Meanwhile, as the proposed vehicle access will encroach the existing highway verge, separate consent will still be required from the Traffic Management Team for the proposed width and location of the new dropped crossing. The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m.”

Following the Highway Officer’s feedback, the applicant submitted revised plans, and the Highways Officer commented that the *“2.4m x 43m visibility splays will cross through the low pillars”* at the front of Tile House, *“the visibility splays could be acceptable subject to the pillars have been proven to be no more than 600mm in height from the proposed access. However, the approved height of the pillars (under 991608) at Tile House is 900mm, and there will be minor level difference between the proposed access and the site access of Tile House, which could intensify the obstructions to visibility.”*

Officer comments: The applicant submitted a further revised plan to show the location of 3 no. walls to be demolished to make way for the new entrance in relation to the entrance at Tile House. When comparing the revised plan ref 0427 -GA- 0001 P03 (Figure 4) with the views facing north and south along Wokingham Road (Figures 1&3), the wall at the entrance to Tile House would not significantly obstruct visibility to cars exiting the new entrance. Therefore, if the new access is conditioned so that no works shall commence until the 3 no. walls have been demolished, the location of the new vehicular access would not warrant refusal of this application.

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:	Yes
Recommendation:	Approve
Date:	6 June 2025
Earliest date for decision:	24 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11/06/25