

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261084
Site Address:	The Old House, Lea Farm, Lodge Road, Hurst, RG10 0SS
Expiry Date:	14 July 2026
Site Visit Date:	20 May 2026
Proposal: Householder application for the proposed erection of a single storey 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 CP11 – Proposals Outside Development Limits
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
Wokingham Borough Local Plan Update (LPU)	C4 – Green and blue infrastructure and public rights of way 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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250605	Householder application for groundworks to drain an area of garden to create a putting green, plus erection of fencing and installation of electric gates. (Retrospective)	Approved 17/07/2025
250606	Application for Listed Building consent for groundworks to drain an area of garden to create a putting green, plus erection of fencing and installation of electric gates. (Retrospective)	Approved 17/07/2025
213321	Householder application for the proposed replacement of existing corrugated sheet roof with new flat roof and part pitched tiled roof, plus clad concrete block walls with feather edge boarding and fit roller shutter door, plus changes to fenestration of the house.	Approved 08/02/2022
213924	Application for Listed Building Consent for the proposed replacement of existing corrugated sheet roof with new flat roof and part pitched tiled roof, plus clad concrete block walls with featheredged boarding and fit roller shutter door, plus changes to fenestration of the south east elevation [Retrospective].	Approved 08/02/2022
201053	Application for Listed Building consent for the proposed erection of a single storey extension to form a porch, plus changes to fenestration and rebuilding of chimney top on north east elevation, modification of boiler flue, repairs and internal alterations. (Part retrospective)	Approved 29/06/2020
200018	Application to vary conditions 2 and 6a of planning consent 190452 for the proposed refurbishment of southeast wall of house, including a new front porch, changes to fenestration and to construct additional log store and garden shed and perimeter fence. Condition 2 refers to the approved plans for the works and 6a to the external materials for the new porch; the variation is to change the design of the porch.	Refused 14/04/2020
200006	Application for submission of details to comply with the following conditions of planning consent 190452 and listed building consent 190573 dated 18/04/19. Condition 3 of 190573 (4 on 190452) relates to submission of detailed drawings and	Approved 17/02/2020

	schedules. Condition 2 of 190573(3 on 190452) relates to submission of details regarding works to the timber frame. Condition 5c of 190573 (6c on 190452) relates to submission of details about the location of and external materials for the log store and garden shed.	
193262	Application for non-material amendment to planning consent 190452 to allow omission of window WF3 and reinstate bracing to frame and subsequent minor changes to porch.	Not proceeded with 03/01/2020
192869	Application for submission of details to comply with the following conditions of planning consent 190452 and listed building consent 190573 dated 18/04/19. Condition 4 (3 on 190573) relates to submission of detailed drawings and schedules of removal works. Condition 5 (4 on 190573) relates to submission of joinery details. Condition 6 (5 on 190573) relates to submission of details of a) external materials for new porch and b) structural engineer's report relating to support and underpinning of historic timber frame.	Split decision 19/12/2019
193038	Application for non-material amendment to planning consent 190452 to allow for the change of the roof on the proposed garden and log store from a lean-to roof to a pitched roof of the same overall height.	Approved 25/11/2019
191955	Application for submission of details to comply with the following conditions of planning consent 190452 (Condition no 6c and 6d) and 190573 (Condition no. 5c and 5d) (Dated 18/04/2019). Conditions 6c and 6d of 190452 (5c and 5d of 190573) relates to further details for approved outbuilding and boundary fencing.	Split decision 04/11/2019
191480	Householder application for the proposed refurbishment of structure including roof coverings, single storey side extension, internal alterations and changes to fenestration to existing dwelling.	Refused 11/10/2019
191646	Listed Building Consent Application for the proposed refurbishment of structure including roof coverings, single storey side extension,	Refused 11/10/2019

	internal alterations and changes to fenestration to existing dwelling.	
190802	Householder application for the proposed refurbishment of structure including roof coverings, changes to fenestrations plus a single storey side extension with 3no. roof lights	Application withdrawn 17/05/2019
190953	Application for Listed building consent for the proposed refurbishment of structure including roof coverings, changes to fenestrations plus a single storey side extension with 3no. roof lights	Application withdrawn 17/05/2019
190452	Householder application for the proposed refurbishment of southeast wall of house, including a new front porch, changes to fenestration and to construct additional log store and garden shed and perimeter fence.	Conditional approval 18/04/2019
190573	Application for listed building consent for the proposed refurbishment of southeast wall of house, including a new front porch, changes to fenestration and to construct additional log store and garden shed and perimeter fence	Conditional approval 18/04/2019
182710	Householder Application for the proposed single storey side extension and new front porch plus three rooflights. Renewal of garage roof and construct additional log store and garden shed to listed building	Refused on 23/01/2019 on the grounds of negative impact on the listed building
183065	Listed building application for the proposed single storey side extension and new front porch plus three rooflights and renewal of garage roof. Also refurbishment of South East wall of house, changes to fenestration and fencing of site perimeter.	Refused on 23/01/2019 on the grounds of negative impact on the listed building
181984	Pre application advice for the proposed erection of single storey side extension following the demolition of the existing partial side extension plus a new porch.	Replied on 03/09/18
181908	Application for a lawful development certificate for the proposed erection of a mobile home to create habitable accommodation	Approved on 05/09/18
181909	Householder application for the proposed erection of ancillary accommodation	Approved on 26/10/18

CONSULTATION RESPONSES

Internal

WBC Building Control – No comments received.
WBC Drainage – No objection, subject to condition.
WBC Highways – No objection, subject to condition.
WBC Public Rights Of Way– No comments received.
WBC Built Heritage Officer – No objection.
WBC CIL – No comments received.
WBC Ecology Newts – No objection.
WBC Ecology – No comments received.
WBC Green Infrastructure – No objection.

External

None.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on the western side of Lodge Road, Hurst. The Old House (historically Lea Farm) heritage building is Grade II Listed and was officially recognised in October 1983 as an altered 16th and 17th century house which is timber framed with the brick infilling colour washed. Other architectural features are also recognised on the official Historic England Listing record.

The subject building is an existing ancillary outbuilding located towards the rear of the site. The building falls outside the listed building consultation zone of the main house.

To the west of the site is open countryside including Dinton Pastures Country Park and a pond approximately 20m from the rear boundary.

The property is accessed via an unclassified road that is not adopted Highways.

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 outside of settlement limits where in order to protect the separate identity of the countryside and maintain the quality of the environment proposals must comply with Core Strategy Policy CP11.

The policy states that proposals outside of development limits will not normally be permitted except where:

4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building.

The other parts of CP11 are not relevant here.

The proposal includes a relatively modest single-storey extension to the rear of the existing outbuilding. The extension would be set in from the flank walls and would protrude approximately 4m from the rear elevation. It is considered that the proposed scheme would be compliant with Criterion 4 of CS policy CP11 as it would not represent an inappropriate increase in the scale or footprint of the original building.

Character of the Area:

The application site forms part of a cluster of buildings on the western side of Lodge Road, Hurst. The application property and buildings to the north would originally have formed part of Lea Farm. Over time, the farm has been split-up, and the application site now consists of a smaller independent residential unit. To the north of the site are former agricultural buildings and commercial units. To the east of the site are more recent additions which include 'The Willows' and 'Maple Corner' dwellinghouses.

The proposed extension of the outbuilding would represent a subservient addition to the existing building. The extension would be set in from the flank walls, and the flat roof would be set well below the existing ridge height of the main roof. The size and location of the extension is therefore considered to be proportionate in relation to the size and scale of the host building and compliant with criterion 4 of the Core Strategy CP11.

By virtue of the design and siting of the extension, there would be limited views of the extension from the road as the built form of the existing outbuilding would screen the development.

It is noted that a public right of way is located to the south of the application site, providing a connection between Lodge Road to the north and Hurst Golf Club through areas of open countryside to the south. At its closest point, the footpath lies approximately 44 metres from the proposed development. However, the route is well screened by established and extensive tree cover, which would substantially limit opportunities for views towards the extension.

Furthermore, the proposed extension has been designed to remain subordinate to the host outbuilding, reflected in its reduced width and lower flat roof form. As such, even in the winter months when vegetation may be less dense, any glimpsed views would be limited, and the primary visual focus would remain on the larger scale and established form of the host building. The extension would therefore appear recessive in the wider landscape and would not result in harm to the character of the area or

setting of the nearby heritage asset. The Green Infrastructure Team were consulted and raised no objection to the proposal.

The proposed materials include facing brickwork and feather edged boarding to match the host building, this is acceptable.

The Council's Built Heritage Officer was consulted and raised no objection to the proposal. They conclude: *"The extension of a structure located within the rear curtilage of the listed 'Old House' dwelling, granted permission (ref. 181909) in October 2018 for use as ancillary residential accommodation. The outbuilding is positioned approximately 18 metres to the south of the listed building. The current proposal comprises a modest extension to the south-western elevation of the structure, orientated away from the listed building"*.

On this basis, the development is regarded as compliant with CS policies CP3 and CP11 which permit development that is of an appropriate scale, layout and design and does not adversely affect the local character or setting of the designated heritage asset.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

As the closest neighbouring property to the proposed development would be The Willows; approximately 67m to the northeast, there are no concerns of this nature that would arise from the proposed development.

Highway Access and Parking Provision:

The Council's Highways Officer was consulted and raised no objection to the proposed development. They commented: "The proposal is for the erection of a single storey rear extension to ancillary accommodation. The existing driveway parking and access will be retained, and this is considered acceptable to serve the development".

They recommend for a condition to be attached to any grant of approval to ensure the outbuilding remains ancillary to the host dwelling, accordingly this will be applied.

Flooding and Drainage:

WBC Drainage raised no objection to the principle of development; however they have requested additional drainage details prior to the commencement of the development. The site is located within Flood Zone 1 and is at low risk from surface water flooding according to the EA mapping. Therefore, it is considered unreasonable to request further details when compared with the limited scale of the development proposed, plus the site would retain sufficient permeable ground. Accordingly, the condition is not attached.

Ecology:

The application site is located in a red impact zone for Great Crested Newts (GCN). The Council's Ecology Officer was consulted and raised no objection to the proposal. They conclude that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, they recommend an informative be

attached to any grant of approval to outline what should be done in the unlikely event that GCNs are discovered during construction works.

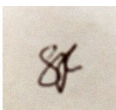
Conclusion:

For the reasons set out above and subject to conditions, the proposal is acceptable as it accords with local 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:	10 July 2026
Earliest date for decision:	11 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	10.7.26

PLANNING CONSTRAINTS/STATUS

Outside Development Limits – Countryside

Public Rights of Way – Footpath

Flood Zone 2

Bar Roost Habitat Suitability

Great Crested Newt Impact Zone

Listed Building – Grade II Listed ‘The Old House’

Twyford, Ruscombe & Hurst Ward

St Nicholas, Hurst Parish