

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260026
Site Address:	Dunt Cottage, Dunt Lane, Hurst, Wokingham, RG10 0TA
Expiry Date:	3 March 2026
Advert Publication Date:	12 January 2026
Site Notice Date:	12/01/2026
Site Visit Date:	N/A
Proposal: Application for Listed Building Consent for the proposed installation of Gigaclear broadband with new fibre to external oak beam, new hole for cable entry and internal installation of termination box.	

PLANNING CONSTRAINTS/STATUS

This application site is a Grade II listed building located within St Nicholas Hurst.

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
43539	Single storey rear and side extension to provide new conservatory	Approved January 1995
010706	Proposed erection of garage block with studio.	Approved September 2001
051265	Proposed erection of timber garden shed and gazebo in garden of dwelling.	Refused Appeal Dismissed October 2005
050547	Proposed barn extension to dwelling and single storey glazed link to listed building.	Refused November 2005
050548	Proposed barn extension to dwelling and single storey glazed link to listed building. Plus minor alterations to listed building.	Refused November 2005
061883	Proposed internal alterations to listed building and new ground floor window.	Approved November 2006

062207	Proposed erection of two storey side and rear extension to existing dwelling. Demolition of existing conservatory.	Approved December 2006
060099	Proposed erection of two storey side/rear extension to Listed Building.	Approved December 2006
091942	Application for submission of details to comply with the following conditions of Listed Building consent LB/2006/8965: 4a. Timber frame construction 4b. Window and door design 4c. Materials 4d. Rooflights 5. Revised plan for junction of existing/new	Approved September 2009
100963	Listed building application to increase the height of the ridge of the existing roof by 200mm.	Approved August 2010
231876	Application for a certificate of lawfulness for the proposed use of existing outbuilding as an annexe.	Refused October 2023
232772	Full application for the proposed part change of use of curtilage building and garage to residential annex, including the erection of a single storey side extension and insertion of roof lights and solar panels.	Approved January 2024
241501	Application to vary condition 2 of planning consent [232772] for the proposed part change of use of curtilage building and garage to residential annex, including the erection of a single storey side extension and insertion of roof lights and solar panels. Condition 2 refers to approved details and the variation is fitted EV panels to garage/south facing elevation with amended roof for increased natural light.	Approved August 2024

CONSULTATION RESPONSES

WBC Built Heritage	No objection
--------------------	--------------

REPRESENTATIONS

No representations received

APPRAISAL

Site Description: This application site is located within Hurst, Wokingham on Dunt Lane. It comprises a detached two-storey dwelling with associated parking and landscaping.

The proposal complies in terms of:

Impact on heritage asset:



Description of Development: This application seeks permission for the proposed installation of Gigaclear broadband with new fibre to external oak beam, new hole for cable entry and internal installation of termination box.

The proposed cable will run from Gigaclear access point on Dunt Lane along southwest face of the building buried in verge, then along beams for approximately 12m of northwest face (alongside existing BT service) and enter the building through a new hole in the wall (adjacent to existing BT entry point). The internal termination box to be mounted on the wall within 1m of point of entry.

Impact on Building as a Grade II Listed Building: The Council's Heritage Officer has reviewed the proposal and issued the following response.

The proposed alteration would consist of very minor works to the building, the clipping of the cable to the structure in a discreet manner, from hence it emerges from the ground (no concerns are raised to the required trenching) with the cable to be entered to the building through a small (less than 10mm) drilled hole.

It is always advisable to refrain from the creation of holes and the like into a timber frame as they can lead to water ingress, decay etc., however given the size and the ability to waterproof, and ultimately plug (using an oak peg or similar) once the cable is no longer needed, the alteration here would not seek to adversely impact the special interest, nor harm the significance of the listed building.

Conclusion: In summary, the proposed installation of the broadband cable would cause no adverse harm to the historical character of the listed building and its setting. The proposal would therefore comply with Section 16 of the National Planning Policy Framework, Policy CP3 of the Core Strategy, policy TB24 of the Managing Development Delivery Local Plan and the National Design Guide. Therefore, the proposal is recommended for approval.

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:	Not required
Recommendation:	Approve
Date:	19 February 2026
Earliest date for decision:	5 February 2026
Recommendation agreed by: (Authorised Officer)	MC

Date:	24.02.2026
--------------	------------