

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242103
Site Address:	Old Forge House, Ward's Cross, Hurst, Wokingham, RG10 0DA
Expiry Date:	25 October 2024
Site Visit Date:	8 October 2024
Proposal: Householder application for the proposed single storey rear extension following demolition of existing conservatory.	

PLANNING CONSTRAINTS/STATUS

Limited Development Location (Hurst)
Areas of Special Character (Hurst Village Centre)
Bat Roost Habitat Suitability
Landscape Character Assessment Area
Green Route

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 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 CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List A Design for Hurst

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2012/1772	Proposed single storey rear extension.	C/A – 05/10/2012
F/2001/3442	Proposed single storey rear extension to dwelling to form conservatory.	C/A – 24/04/2001

29983	Proposed garage and garden room.	C/A 15/04/1988	–
27026	Proposed two storey extension and alterations.	C/A 30/10/1987	–
26189	Extensions and refurbishment.	C/A 08/09/1986	–

CONSULTATION RESPONSES

Internal

None consulted

External

None consulted

REPRESENTATIONS

Parish/Town Council	Hurst Parish Council raised no adverse comments.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is a two storey detached dwelling located in the centre of Hurst village. The dwelling is set back from the street by a gravel parking area and benefits from existing alterations and additions including a large two storey side extension. The village centre is mixed in terms of architectural age and form with detached, semi-detached and terraced dwellings although there are similarities in terms of features and external materials.

Proposal:

This application proposes the erection of a single storey rear extension following the demolition of the existing conservatory. The proposal would effectively enlarge the existing single storey rear extension, with a matching part hipped roof form, ridge height of approximately 4.15m and depth of 5.15m. The proposal would not encroach beyond the existing rear building line and would be set in from the site's south-eastern side boundary by approximately 0.3m.

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.

Design and Character of the Area:

The proposal is well designed in respect of its complementary design and form to the existing single storey rear addition. It would not significantly enlarge the existing footprint of the existing conservatory and would respect the existing rear building line. Therefore, the proposal would not add significant bulk to the host dwelling and would be in keeping with its appearance.

The visual impact of the scheme would be further mitigated by the proposed use of matching external materials to the existing dwelling. Moreover, due to its position at the rear it would not be visible from the street scene. Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Impact on Non-Designated Heritage Assets:

The application site falls within an Area of Special Character, a non-designated heritage asset, where there is a consistent period of character reflecting the age of the settlement. Paragraph 209 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account, with a balanced judgement required having regard to the scale of an identified harm or loss to its significance. Policy TB26 of the MDD Local Plan states that planning permission will only be granted where proposals demonstrate that they retain and enhance the traditional, historical, local and special character of the area or building and its setting.

As discussed above, the proposal would complement the existing single storey rear addition and would not add significant bulk to the host dwelling. Moreover, it would not be visible from the street scene and would therefore not have an appreciable visual impact on the Area of Special Character. Therefore, the proposal would retain the identified special characteristics of the area in accordance with the NPPF and MDD Local Plan policy TB26.

Neighbouring Amenity:

Overlooking: Due to the single storey nature of the proposal, with no windows proposed on the flank elevation, there are no concerns in relation to potential overlooking impact.

Loss of Light and Overbearing: While the proposed extension would be sited in very close proximity to the side boundary shared with 'Sundial Cottage', due to it being set slightly set in from the boundary, its modest eaves height and appropriate pitched roof form the proposal would sufficiently mitigate any potential effect on the amenity of the adjacent neighbour in terms of loss of light or overbearing impact. Moreover, the proposal would not have a significant impact on the amenity of the adjacent rear garden space due to the relatively modest increase in depth proposed and the intervening boundary treatment.

Overall, the proposal would not introduce any adverse harm on the amenity of neighbouring properties in accordance with Core Strategy policy CP3.

Other:

The proposal would not impact on the site's existing parking provision, or on any existing soft landscape features with no impact on the Green Route. The proposed works would not impact the main roof, or on any other potential bat roost features, and therefore a bat survey is not required for the assessment of this application.

Subject to conditions, the application is acceptable and is therefore recommended for **approval**.

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:	Not required
Recommendation:	Approve
Date:	18 October 2024
Earliest date for decision:	20 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	18/10/24