

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251304
Site Address:	Swallow Cottage, Rosevale Drive, Hurst, Wokingham, RG10 0DQ
Expiry Date:	28 July 2025
Site Visit Date:	22/07/2025
Proposal: Householder application for the proposed erection of a single storey rear extension and part garage conversion to create habitable accommodation.	

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

Application No.	Description	Decision & Date
122168	Loft conversion with rear dormer window to provide additional living accommodation and insertion of 2 x rooflights in front elevation. (Retrospective application)	05/12/2012

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	St Nicholas Hurst Parish Council – No comments.
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 proposed single story rear extension would have a flat roof form and would protrude approximately 4.2 metres from the main rear elevation of the dwelling. As it would not be visible from the street scene, it would not adversely impact 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 and Overbearing:

Section 4 of the Council's Borough Design Guide SPD advises that the eaves height of single storey rear extensions should not exceed 3m within 2m of a side boundary.

The proposed rear extension would have a modest eaves height of 2.4 metres, with an overall height of approximately 3.5 metres, and would be positioned directly adjacent to the shared boundary with Nightingale Cottage. However, a 3.5-metre-high brick wall, extending for approximately 3.6 metres along the boundary, currently provides a substantial visual barrier. As such, aside from a limited 0.6-metre projection ahead of the existing wall, the majority of the extension would not be readily perceptible from the neighbouring property. In this context, it is 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 Council's Highways Officer has reviewed this application and notes that the total numbers of habitable rooms remain unchanged in the proposal. As the existing and proposed garage does not fully meet the council's requirement for car parking, there will be no loss or gain of parking space. The existing driveway will be retained. As such, no additional demand for car parking and no reduction in parking provisions would arise.

Amenity Space:

The application site has a rectangular shaped rear garden with a depth of approximately 13.4 metres (when measured from the main rear wall). The proposed single storey rear extension would reduce the rear garden depth to approximately 9.7 metres. 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 of the current and future 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, 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:	Approval
Date:	4 July 2025
Earliest date for decision:	24 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28 July 2025