

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                     |
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| <b>Application Number:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 242960                                              |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Heriots, Wokingham Road, Hurst, Wokingham, RG10 0RX |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 15 December 2025                                    |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 13 May 2025                                         |
| <b>Proposal:</b> Householder application for the proposed erection of a single storey extension; link extension to curtilage listed outbuilding and enlargement of first floor extension over kitchen. Removal of black timber cladding from western and eastern elevations; Replacement of ground floor French doors on east elevation with a window; Replacement of first floor French doors on western elevation with a window and removal of canopy roof/post (part-retrospective). |                                                     |

### **PLANNING CONSTRAINTS**

Flood Zone 2  
Countryside  
Grade II Listed Building  
Bat Roost Suitability Habitat  
Red Risk Zone for Great Crested Newts

### **PLANNING POLICY**

|                                            |                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                     | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                      |
| <b>Core Strategy (CS)</b>                  | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals<br>CP11 – Proposals Outside Development Limits                                                                                                                                                        |
| <b>MDD Local Plan (MDD)</b>                | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC06 – Noise<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB21 – Landscape Character<br>TB23 – Biodiversity and Development<br>TB24 – Designated Heritage Assets |
| <b>Wokingham Borough Local Plan Update</b> | SS1 – Sustainable development principles<br>SS2 – Spatial strategy and settlement hierarchy<br>SS5 – Development in the countryside<br>C4 – Green and blue infrastructure and public rights of way<br>FD1 – Development and flood risk (from all sources)<br>FD2 – Sustainable drainage                                                                    |

|              |                                                                                                                                                                                                                                                                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>(LPU)</b> | FD3 – River corridors and watercourses<br>NE1 – Biodiversity and geodiversity<br>NE3 – Thames Basin Heaths Special Protection Area<br>NE4 – Trees, woodland, hedges and hedgerows<br>NE5 – Landscape and design<br>DH1 – Place making and quality design<br>DH2 – Safeguarding amenity<br>DH5 – The historic environment<br>HC5 – Environmental protection |
| <b>Other</b> | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List                                                                                                                                                                                                                                                                            |

| <b>PLANNING HISTORY</b> |                                                                                                                                                                                                                                                                                                                                                                                                          |                        |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Application No.         | Description                                                                                                                                                                                                                                                                                                                                                                                              | Decision & Date        |
| 110450                  | Proposed erection of first floor rear extension                                                                                                                                                                                                                                                                                                                                                          | Application withdrawn  |
| 110527                  | Listed building application for the proposed erection of first floor rear extension to replace existing dormer                                                                                                                                                                                                                                                                                           | Application withdrawn  |
| 222106                  | Full application for the proposed formation of an access, closure of existing access and installation of hardstanding to form an enlarged parking/turning area and access track.                                                                                                                                                                                                                         | Approved<br>13/09/2022 |
| 222107                  | Application for Listed Building consent for the proposed formation of an access, closure of existing access and installation of hardstanding to form an enlarged parking/turning area and access track.                                                                                                                                                                                                  | Application withdrawn  |
| 241256                  | Householder application for proposed erection of a single storey extension, removal of flue, replacement of triple windows with French doors at first floor (changes to fenestration), cladding of building in black timber, alteration and extension of first floor rear extension, link extension to curtilage listed outbuilding and enlargement of first floor element over kitchen (retrospective). | Refused<br>31/07/2024  |
| 241257                  | Application for Listed Building consent for the proposed erection of a single storey extension, removal of flue, replacement of triple windows with French doors at first floor (changes to fenestration), cladding of building in black timber, alteration and extension of first floor rear extension, link extension to curtilage listed outbuilding and enlargement of first floor                   | Refused<br>31/07/2024  |

|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|        | element over kitchen (retrospective).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| 242961 | Listed Building Consent for the proposed erection of a single storey extension; link extension to curtilage listed outbuilding and enlargement of first floor extension over kitchen; Removal of black timber cladding from western and eastern elevations; Replacement of ground floor French doors on east elevation with a window; Replacement of first floor French doors on western elevation with a window and removal of canopy roof/post; Reinstatement of partition wall in ground floor front bay; removal of first floor staircase and alteration of ground floor staircase; installation of faux fireplace & removal of walls and fittings forming ground floor WC (part-retrospective). | Decision Pending |

## CONSULTATION RESPONSES

### Internal

WBC Drainage – No objection subject to condition(s)

WBC Built Heritage Officer – No objection subject to condition(s)

WBC Ecology – No objection subject to condition(s)

### External

None consulted

## REPRESENTATIONS

|                     |                                                                                                                                                                          |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parish/Town Council | St Nicholas Hurst Parish Council has no adverse comments relating to application 242960 and will rely upon WBC to apply the appropriate policies in making its decision. |
| Ward Member(s)      | No comments received                                                                                                                                                     |
| Neighbours          | No comments received                                                                                                                                                     |

## APPRAISAL

### Site Description:

The application site consists of a detached property known as Heriots. It is Grade II Listed and located within the designated Countryside for policy assessment purposes. The site is also located within Flood Zone 2.

### Proposal Description:

This application seeks approval for a variety of alterations and extensions to the property, namely:

- Single storey rear extension
- Link extension to curtilage listed outbuilding and enlargement of first floor extension over kitchen.
- Removal of black timber cladding from western and eastern elevations

- Replacement of ground floor French doors on east elevation with a window
- Replacement of first floor French doors on western elevation with a window and removal of canopy roof/post
- Alteration and extension of first floor rear extension

A large majority of these elements are implemented and have been subject to enforcement investigations over recent years. The purpose of this application is to regularise certain elements to be retained, and others to be removed/remediated.

**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.

Policy CP11 also states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

1. It contributes to diverse and sustainable rural enterprises within the Borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and
3. It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvements; or
4. In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
5. In the case of replacement dwellings the proposal must:
  - i. Bring about environmental improvements; or
  - ii. Not result in inappropriate increases in the scale, form or footprint of the original building
6. Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
7. Affordable housing on rural exception sites in line with CP9

The proposed development is subject to assessment under section 4 of CP11. A large majority of the proposals consist of alterations to the appearance of the dwelling's elevations, namely removal of cladding and other inappropriate elements from a heritage perspective. These aspects of the scheme would have a negligible impact on the Countryside and are not inappropriate increases.

The link extension between the dwelling and the curtilage listed outbuilding is a modest, think single storey extension that is cladded with black stained timber cladding and has a gable roof. Its scale is not considered inappropriate and would have a negligible impact on the openness of the Countryside.

With regards to the first floor extension over the ground floor kitchen, this extension does not result in any additional ground floor encroachment and is enveloped within the existing development footprint. Its massing is negligible and is not considered an inappropriate addition to the dwelling.

The single storey rear extension's footprint is modest in scale, subject to the roof reductions proposed under this application. Its minimal footprint is not considered an inappropriate addition to the dwelling.

Overall, compliance with criterion 4 is achieved. Therefore, the development is considered acceptable in principle.

### **Character of the Area/Heritage:**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting, Paragraphs 207-211 of the NPPF requires consideration of the harm to the significance of a designated heritage asset and Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings, Historic Parks and Gardens, Ancient Monuments and Conservation Areas, including their views and setting.

Due to the number of elements associated with this proposal, each element is addressed in turn below:

#### *Single storey rear extension*

Objections were raised regarding the rear extension during the determination of applications 241256/241257. Specifically, concern was raised with the scale/height of the crown roof form, which was considered historically insensitive and impacted the setting of the Listed Building.

Revised plans now indicate that the roof form will be substantially reduced in height, with the existing bulky ridge tiles replaced with a more subtle and complimentary variety.

The Built Heritage Officer has been consulted on this revision and welcomes the reduction in height. Overall, they consider the revised design of an acceptable standard.

A condition will be imposed requiring the submission of a method statement to carry out the reduction in the rear extension's roof, ensuring no harm to the historic fabric of the listed building during construction.

#### *Link extension to curtilage listed outbuilding*

As outlined above, the link extension is a modest infill between the main dwelling and adjacent outbuilding. It has been finished with materials appropriate for the site's setting and historical context (black timber clad elevations and re-use of traditional clay tiles). The Built Heritage Officer has raised no objections to this extension within their responses.

#### *Enlargement of first floor extension over kitchen*

The first floor extension over the kitchen has a hip/crown roof form, and similar to the link extension referenced above, is finished with materials appropriate for the site's setting and historical context (black timber cladded elevations and re-use of traditional clay tiles).

The Built Heritage Officer has outlined that whilst not the most appropriate addition to the dwelling, its removal would result in unacceptable disturbance and impact to associated fabric, and that it should be retained. Therefore, no objections are raised to this development, as its overall impact on the character of the area/setting of the Listed Building is acceptable.

**Removal of black timber cladding from western and eastern elevations**

The removal of the black timber cladding from the western and eastern elevations is supported from a heritage perspective; its removal will re-expose the original historic fabric of the Listed Building, which would provide a visual betterment compared to the dwelling's existing context.

A condition will be imposed requiring the submission of a method statement to carry out the removal of the cladding, ensuring no harm to the historic fabric of the listed building during construction.

**Replacement of ground floor French doors on east elevation with a window**

The Built Heritage Officer has outlined that whilst this element only affects the 20<sup>th</sup> Century section of the building, it has wider implications for the wider appearance and character of the house.

The replacement of the French doors with a traditional window is welcomed and accepted. A condition will be imposed requiring details of the window specifications prior to the works commencing.

**Replacement of first floor French doors on western elevation with a window and removal of canopy roof/post**

Similar to the French doors above, the replacement of the first floor French doors on the western elevation with a traditional window is welcomed and acceptable. Similarly, the removal of the historically inappropriate canopy roof/post are welcomed from a heritage perspective.

A condition will be imposed requiring details of the window specifications prior to the works commencing.

**Neighbouring Amenity:**

Due to the distances between the application site and neighbouring properties, there are no concerns on neighbouring amenity grounds.

**Highway Access and Parking Provision:**

The proposals raise no concerns of impacts on parking provision or Highway Safety.

**Landscape and Trees:**

The proposals raise no arboricultural concerns.

### **Flooding and Drainage:**

A Flood Risk Assessment (Simon Jones-Parry, 20 November 2024) accompanies this application submission.

Whilst areas further afield are located within Flood Zone 3, the dwelling and all of the relevant development is located within Flood Zone 2. From a surface water flooding perspective, the dwelling has a very low risk (1 in 1000 year extent).

From a fluvial flooding perspective, the development is classified as 'minor development' within Flood Zone 2 and therefore should follow the standing advice for FRAs contained within the NPPG.

Paragraph 051 of this section of the PPG advises about minor developments raising flood risk issues:

*"Minor developments are unlikely to raise significant flood risk issues unless:*

- they would have an adverse effect on a watercourse, floodplain or its flood defences;*
- they would impede access to flood defence and management facilities; or*
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.*

*Even minor developments can affect flood risk within or beyond the property, particularly in areas susceptible to flooding. Applications for minor development involving extensions or additions should still meet the requirements to provide a site-specific flood risk assessment (as per footnote 55 of the National Planning Policy Framework). A pragmatic approach should be taken to the scope and level of detail of the assessment – a shorter, simpler assessment is likely to be sufficient in most such cases. As a minimum, the assessment needs to show that the development will be safe for its users for the intended lifetime of the development, without increasing flood risk elsewhere, and be sufficiently flood resistant and resilient to the level and nature of the flood risk."*

The additional elements of impermeable areas within the proposals consist of the link extension and the single storey rear extension. The total footprint is approximately 44sqm.

The FRA submitted concludes that flooding within the site appears to surface water held up because it is unable to drain away to the watercourse rather than water already flowing along the watercourse channels or their flood plains flowing onto the land. Therefore, the flooding of the land should be classified as surface water flooding rather than fluvial flooding.

The floor level of the two extensions are 0.30 metres above the highest flood level observed in the last 14 years. The prediction of this report is that internal flooding is unlikely to occur. The reasoning is because the locality is very flat, the catchment area is small, and there is a large volume of local storage below the finished floor level compared to the amount of run off which would fill it.

From a construction perspective, it is recommended that new building works use flood damage resilient and quick drying materials exclusively at low level. All the materials, except for the gypsum plaster, complies with these specifications. The FRA however outlines that it would be more sustainable to change the gypsum plaster to a flood damage resilient material if it were to be damaged by flood water rather than have such work stipulated by a grant of the planning application.

From a surface water perspective, new roofs have been drained to existing underground rainwater drainage pipes, which are understood to be connected to existing soakaways. Rainwater collected from the new roofs covering the 44 square metres of extensions will increase run off to the existing drainage system compared to the development prior to the development, however the scale of this runoff is not considered to incapacitate the current drainage infrastructure.

Overall, it is considered that the FRA meets the requirement for flood risk assessment of the development as set out by the NPPF. The development as built meets planning policy on flood risk as amplified by Paragraph 051 of the PPG. In particular the development would not have an adverse effect on a watercourse, floodplain or its flood defences, it would not impede access to flood defence and management facilities, and the cumulative impact of the developments with other householder developments in the area would not have a significant effect on local flood storage capacity or flood flows. The development will be safe for its users for the intended 100 year lifetime of the development, without increasing flood risk elsewhere, and be sufficiently flood resistant and resilient to the level and nature of the flood risk.

### **Ecology:**

#### **Bats/Birds:**

This application is supported by Preliminary and Emergence Surveys, as well as an accompanying Bat Mitigation Strategy (Dr J Denton November 2025).

The emergence surveys confirmed the presence of a day roost for Common pipistrelle in the western extension and Common pipistrelle maternity roost. Dr Denton advises Common pipistrelle increasingly utilise summer roosts as hibernation sites so it is possible the house is also used as a hibernation roost. I am satisfied that the survey effort is adequate for the Ecologist to conclude that the proposed works will result in the destruction of the ground floor day roost, and impact to the western maternity roost through the cladding removal. The roosts above the east gable of the house could be affected by direct or indirect impacts of removing the flue and cladding on the east face in form of minor impacts from scaffolding works noise and dust. Replacement roost provision is proposed in the western extension roof void which will be lined with non-snagging Type 1F bituminous felt. The strategy also proposes two Improved Cavity bat boxes will be installed in the grounds of the property.

WBC Ecology are satisfied that it is likely that Natural England would grant a full European Protected Species derogation licence (EPSL) to allow the disturbance or destruction of the maternity roost/s and western day roost and where necessary disturbance of hibernation roosts. Compliance with the Bat Mitigation Strategy will be secured via condition, and an informative included reminding the applicant of the

need for an EPSL prior to the commencement of works.

The Ecologist advises any exterior lighting for security purposes should follow Bats and Artificial Lighting at Night (ILP/BCT GN 08/23). As security lighting and camera do not require visible lighting an external lighting condition securing submission and approval of any lighting shown as necessary for health and safety should be secured in accordance with BS42020 Condition D3.5.

According to the Phase 1 survey, the loft has large amounts of nest material from generations of house sparrows. House Sparrows are a Red List species of Conservation Concern. All wild birds are granted legal protection under the Wildlife and Countryside Act 1981 (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use. In accordance with policy must be protected and adequate mitigation secured to maintain the population and provide enhancement.

**Great Crested Newts:**

The application site is located within a Red Risk Zone for Great Crested Newts. Despite the high risk zone, all of the additional ground floor development is retrospective and has been present on site for a considerable amount of time. Due to their retrospective nature, it is not considered that these areas of the development have resulted in harm to this protected species.

The other elements of the development are purely aesthetic and relate to alterations to the dwelling's elevations. These works are highly unlikely to result in harm to this protected species.

**Conclusion:**

Overall, the development complies with the development plan. Subject to conditions, this application is recommended for approval.

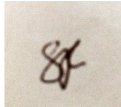
**Community Infrastructure Levy (CIL):**

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 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**

|                                    |                  |
|------------------------------------|------------------|
| <b>Conditions agreed:</b>          | Yes              |
| <b>Recommendation:</b>             | Approval         |
| <b>Date:</b>                       | 11 December 2025 |
| <b>Earliest date for decision:</b> | 12 August 2025   |

|                                                           |                                                                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>11.12.25</b>                                                                   |

**PLANNING CONSTRAINTS/STATUS**

*Insert where relevant*