

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260014
Site Address:	Hinton Lodge, Waltham Road, Hurst, Wokingham, RG10 0LT
Expiry Date:	9 April 2026
Site Visit Date:	N/A
Proposal: Householder application for the proposed erection of a single storey side 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 CP12 – Green Belt
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits TB01 – Development within the Green Belt TB06 – Development of Private Residential Gardens TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside SS6 – Development in the Green Belt H12 – Residential development of existing private gardens
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
122035	Application for listed building consent for the linking of 2 rooms to provide an open plan kitchen/family room, the lowering of 3 window cills down to floor level and the introduction of timber framed patio doors to match existing adjoining doors. Propose d addition of 2 timber framed sash windows at ground floor level and two at first floor level in the rear elevation.	Approved 21 st June 2012

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121716	Application for submission of details to comply with the following condition of planning consent LB/2012/0886: 5. Submission of further details of the proposed fireplace to be installed in former kitchen.	31 st December 2012
153234	Householder application for the proposed two storey side and rear extension to dwelling, plus single storey front extension, part conversion of loft space and two dormer extensions to created habitable accommodation. Proposed extension and conversion to existing outbuilding.	Approved 13 th April 2016
153235	Listing building application for the proposed two storey side and rear extension to dwelling, plus single storey front extension, part conversion of loft space and two dormer extensions to created habitable accommodation. Proposed extension and conversion to existing outbuilding.	Approved 13 th April 2016
182858	Application for submission of details to comply with the following conditions of planning consent 153235, conditions 4,5,7,8,9 and 10	Replied 18 January 2019
182859	Application for submission of details to comply with the following conditions of planning consent 153234. Conditions 3-4-5-6-7-8-9-10 and 11.	Replied 18 January 2019
191635	Application for submission of details to comply with the following condition of planning consent 153234 [13/04/2016]. Condition: 8 - Joinery details 9 - Further details of new or replacement windows and doors 10 - Roof lights	Refused 1 st August 2019
191634	Application for submission of details to comply with the following condition of planning consent (153235)(13/04/2016). Conditions - 7 - Joinery details 8 - Replacement windows 9 - External materials	Approved 1 st August 2019
192630	Application for submission of details to comply with the following condition of planning consent 153234 dated 13th April 2016. Condition 7 relates to provision and approval of handmade clay tiles. Condition 9 relates to details of new and	Approved 11 th November 2019

	replacement windows. Condition 10 relates to details of rooflights.	
201073	Application for non-material amendment to planning consent 153235 (13/04/2016) to allow changes to fenestration, addition of bi-fold doors and raising of patio terrace outside kitchen.	Approved 18 th June 2020

CONSULTATION RESPONSES

Internal

WBC Highways- No objection
WBC Digital Solutions Scanning- No comments received
WBC CIL- No comments received
WBC Ecology Newts- No objection subject to condition(s)
WBC Ecology- Further information requested
WBC Green Infrastructure- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a detached two-storey dwelling with associated parking located within the Countryside and Green Belt.

Proposal: This application seeks permission for the proposed erection of a single storey side/rear extension. The extension will approximately be 3.1 meters in height to the point of the eaves, 7.7 meters in width and 6.1 meters in depth.

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.

The application site lies in the Metropolitan Green Belt and in an area designated as Countryside and as such, limited development is acceptable subject to the impact of development on Green Belt, character of the area, character of the heritage asset and neighbouring amenity. Any development that materially detracts from the openness of visual amenity of the Green Belt will not be permitted.

In respect of proposals affecting the Green Belt, the NPPF states under paragraph 147 that *"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very especial circumstances."* Paragraphs 149-150 state that the local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are, inter alia:

1. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Furthermore, Policy CP12 of the adopted core strategy reaffirms the National Policy regarding development within the Green Belt and Policy TB01 of the MDD Local Plan states that the alteration and/or extension of a dwelling and the construction, alteration or extension of buildings ancillary to a dwelling in the Green Belt over and above its size of the original buildings(s) shall be limited in scale, no more than a 35% increase.

Out of the criteria above, the proposal warrants the erection of a single storey side/rear extension. No volume and footprint calculations have been submitted. However, the changes are modest in scale and would not result in disproportionate additions

Character of the Area: Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Hinton Lodge is a Grade II listed building in the Countryside Hurst, Wokingham. Situated within the Green Belt, Hinton Lodge is surrounded by dwellings that are large in scale, surrounded by vast amounts of land.

The National Planning Policy Framework (NPPF) and the National Design Code places significant emphasis on the planning system securing good design. NPPF paragraph 131 states that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development"*.

Paragraph 139 states that *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

The proposed timber orangery will be positioned to the side/rear of the dwelling on the existing hardstanding within the rear garden. The proposed extension will be set down from the ridge height of the existing and will incorporate a flat roof and 1 No roof lantern. The extension appears modest in scale and a subservient and sympathetic addition to

the host dwelling and will cause no concern regarding overlooking as the proposal is well screened by boundary treatments and is located within the countryside with no other immediate dwellings in the locality.

R23 of the BDG (Borough Design Guide) states that alterations and extensions to buildings should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The application site is modest in size, and the proposal is welcomed particularly as Hinton Lodge is situated within a large plot with vast amenity space. The design of the extension will utilise materials that match/ and/or relate well to the existing dwelling. As such the proposal will not have a detrimental impact of the street scene and respond positively to the public realm and propose no harm to the character of the area.

Overall, the proposed works would not result in significant harm to the character of the area. Thus, there would be no significant conflict with policy CP3 of the Core Strategy and the advice within the Borough Design Guide.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

As aforementioned, the proposal is situated with a large plot and will be well screened by boundary treatments and will not overlook any primary amenity areas such as patios or the main parts of neighbouring rear gardens. As such, the proposal would not result in a detrimental loss of privacy.

Overall, having regard to its modest height, scale and relationship with neighbouring properties, the proposal would not result in unacceptable harm to neighbouring amenity by reason of overlooking, loss of light or overbearing impact.

Highway Access and Parking Provision: The Council’s Highway’s Officer has reviewed this application and as the proposal indicates no changes in the number of parking and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Flooding and Drainage: This application site is located in an area that is susceptible to surface water flooding, however no recent flooding has occurred at the location of the proposal, and no objections have been raised by the Council’s Flooding and Drainage Officer.

Ecology: The application site is located within an area considered suitable for bat roosts. Although the Council’s Ecology Officer initially requested further information in relation to a bat survey, this was later deemed unnecessary as the proposal is single storey and would not result in works to, or alteration of, the main roof structure.

Nature Space: The site lies within the red impact zone for great crested newts, indicating highly suitable habitat and a high likelihood of presence. There are five ponds

within 500 m of the site, including one approximately 25 m away, with strong habitat connectivity that could support a wider great crested newt population.

“The applicant has submitted ecological information in the form of a Great Crested Newt Statement titled “Great Crested Newt Statement – Hinton Lodge, Hinton Hatch, Twyford, Reading RG10 0LT” prepared by GS Ecology and dated 10 February 2026. The statement reports that the habitat within the site is largely unsuitable for supporting great crested newts, consisting primarily of a gravel drive, managed amenity grassland, and flower and shrub beds. It concludes that while it is highly unlikely (though not impossible) that great crested newts would be present during construction works, a precautionary approach is proposed. To further minimise the risk of harm, a simple method statement is outlined, including the removal of the patio under an ecological watching brief, the storage of materials on pallets, and the covering of material piles”.

Section 7.4 of the Great Crested Newt Statement contains a precautionary working method statement that should be used to inform all works on site. These measures suitably mitigate against potential impacts, employing a precautionary approach and reducing the suitability of the site for GCN. As such, it would be recommended that the measures within section 7.4 of the report are secured as a condition.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	7 April 2026
Earliest date for decision:	19 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.04.2026