

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252281
Site Address:	Holme Farm, Aston Lane, Aston, Wokingham, RG9 3DJ
Expiry Date:	19 November 2025
Site Visit Date:	26 September 2025
Proposal: Householder application for the proposed erection of a greenhouse.	

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 CP11 – Proposals Outside Development Limits CP12 – Green Belt
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
111/55	Conversion and improvements at Culham Farm, Aston, Remenham	Approved 14.03.1955
01944	Extension of kitchen, and addition of larder, utility room and boiler room	Conditionally Approved 27.01.1975
221786	Application for a certificate of existing lawful development for a tennis court and swimming pool.	Approved 19.07.22
251500	Application for a certificate of lawfulness for the proposed erection of tennis court and enclosure following demolition of the existing tennis court.	Approved 01.08.25
251674	Application for a certificate of lawfulness for the proposed erection of a detached outbuilding.	Approved 10.09.25

Officer's Note: The Application Site was formally known as Culham Farm.

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection subject to conditions

WBC Built Heritage Officer: No objection

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: The application site consists of a two-storey detached property located off a track leading from Aston Lane, Aston. The application site is within the Aston Area of Special Character.

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 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.

Principle- Countryside: The site is located outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy.

Policy CP11 of the Wokingham Borough Adopted Core Strategy states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside development limits will not normally be permitted except where they do not lead to excessive encroachment or expansion of development away from the original buildings and, in the case of residential extensions do not result in inappropriate increases in the scale, form or footprint of the original building.

The greenhouse is a modest domestic building and will not result in any unacceptable impact on the countryside. It is considered that there would be no inappropriate encroachment into the countryside resulting from the proposed development given it's

location and scale as a subservient feature to the dwelling. The additional bulk from the proposed development will therefore does not result in inappropriate increase in scale form and footprint of the original building and will have limited impact on the character or appearance of the countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Green Belt: Policy CP12 of the Core Policy Strategy states that planning permission will not be granted for inappropriate development within the Metropolitan Green Belt.

The Government attaches great importance to Green Belts with national policies for the protection of Green Belt land covered by Chapter 13 of the National Planning Policy Framework (NPPF). Paragraph 142 of the NPPF states that, "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence". Paragraph 143 of the NPPF states that the Green Belt serves 5 purposes, the one most relevant to this proposal is, "(c) to assist in safeguarding the countryside from encroachment".

Paragraph 153 of the NPPF states that, "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

Paragraph 154 of the NPPF states that the LPA should consider the construction of new buildings in the Green Belt as inappropriate. The erection of a domestic outbuilding is not listed as an exception and therefore the proposed new building within the Green Belt is inappropriate in principle and should be refused.

Notwithstanding this, exceptions to this include: *"(c) 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"*.

Although the LPA considers the greenhouse to be a new building, it must be considered whether the development can be considered as an extension. Based on the NPPF and case law the key test is whether the proposed greenhouse can reasonably be regarded as an "extension" under paragraph 154(c) or is a new building. *Warwick DC v SSLUHC [2022]* confirm that an extension can include detached structures, but this is a matter of fact and degree. The concept of a "normal domestic adjunct" from *Sevenoaks DC v SSE & Dawe [1997]* is part of this assessment.

The proposed building is for domestic gardening and therefore ancillary to the enjoyment of the dwelling, it is located within the domestic curtilage of the dwelling to the front of the property abutting the driveway (on a lawn and enclosed by a boundary hedge. The greenhouse is approximately 23m from the original dwellinghouse but within a large plot (approximately 80m x 40m). The greenhouse is approximately 8m x 3.5m and 3.6m in height which is considered to be a large structure for a domestic

greenhouse. There are a number of substantial outbuildings, pool and tennis courts around the property proliferating the 'domestic adjuncts' across the site and has a cumulative impact in terms of 'normal' adjunct.

Based on all of the above (size, separation distance, proliferation of other outbuildings) it is not considered a 'normal domestic adjunct' integrated with the dwelling that could be an extension but a separate curtilage building. On this basis, it cannot be considered under the exception 154(c) and is inappropriate development in the Green Belt.

The proposed development is well contained within the residential curtilage, and predominantly glazed, but is a permanent and substantial building that erodes both the physical and perceived openness of the site visually and spatially.

The proposed development therefore falls outside the exceptions and represents inappropriate development, which is, by definition, harmful to the Green Belt. No very special circumstances have been put forward and none are evident from the submission that outweigh this harm. The proposal is therefore contrary to NPPF paragraphs 154 and 156, Core Strategy Policy CP3, and MDD Policies CC01, CC02, and TB01.

Character of the Area: The proposed greenhouse is the 'Cliveden' model by Alitex, a traditionally styled gable ended structure. The proposed materials include a low-level red multi-brick plinth and aluminium frames. The dimensions of the greenhouse are proportional to the residential property and available space.

The greenhouse is a modest domestic development and will not result in any unacceptable impact on the original dwelling. The greenhouse is a subservient feature to the property. The greenhouse design is sympathetic to the character and appearance of the Special Character Areas and the surrounding environment, thus not harming the character of the area.

Given the nature of the application site with it being located off a track leading from Aston Lane, and with the greenhouse not visible from the public realm, thus such addition would not have a negative impact upon the character of the area.

Neighbouring Amenity: The greenhouse will not have any impacts upon neighbouring amenities.

Built Heritage: The application site is a historic dwellinghouse located in Aston, Remenham, an Area of Special Character, identified as non-designated heritage asset. The proposals also impact upon the wider setting of the Culham Court estate, of which Holme Farm was once part.

Historically known as Culham Farm, the complex is comprised of interesting collection of structures, primarily 19th century in origin. The main house – Holme Farm – is predominantly a building of the 1950s but formed of 19th century worker's cottage, effectively forming wings to the main building. These 19th century elements are of decorative clunch and flint in a chequered pattern to the south and western elevations, with further rendering to the other flanks. A well-preserved early 19th

century threshing barn sits perpendicular to the main house with further ancillary structures to the south. Whilst in a private setting, the complex is well-preserved and positively contributes the hamlet and indeed wider area.

It is proposed to erect a greenhouse to the eastern end of what is effectively an elongated farmyard, which now forms part of a formal landscaped garden. The proposed structure is of a high architectural standard, traditional in appearance and well detailed. Whilst the appearance edges slightly more towards the ornate domestic as opposed to a more utilitarian farmstead in form, it is not inappropriate for the context, particularly given the shift from operating farm to dwelling house in the 20th century.

Given this, no concerns are raised to the proposals as they are considered appropriate for the context and would not seek to adversely impact the setting and thus significance of the identified heritage assets.

No specific material or architectural details conditions are suggested as from a heritage perspective the application contains sufficient details.

Flooding and Drainage: The site is within flood zone 1 and the drainage officer would have no objection to the principle of the proposed greenhouse.

Whilst the officer has raised concern regarding how runoff from the new greenhouse will be managed. Given the nature of the proposal, such condition would seem excessive and not required.

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.

Conclusion:

The proposed greenhouse constitutes the erection of a new building within the Green Belt. The development does not fall within any of the exceptions listed at paragraph 154 of the National Planning Policy Framework (NPPF). The structure, by virtue of its size, siting and separation from the dwelling, together with the proliferation of existing outbuildings, cannot reasonably be regarded as a “normal domestic adjunct” forming an extension under paragraph 154(c). The proposal therefore represents inappropriate development in the Green Belt, which is, by definition, harmful. Additionally, the greenhouse, being a permanent and substantial structure, would result in harm to both the physical and perceived openness of the Green Belt.

Substantial weight is attached to this harm in accordance with paragraph 153 of the NPPF. No very special circumstances have been demonstrated to clearly outweigh the harm to the Green Belt by reason of inappropriateness and loss of openness. The proposal is therefore contrary to paragraphs 154 and 156 of the NPPF, Core Strategy Policy CP3, and Policies CC01, CC02 and TB01 of the Managing Development Delivery Local Plan.

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

Conditions agreed:	Yes
Recommendation:	Refuse
Date:	3 December 2025
Earliest date for decision:	17 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	5 December 2025

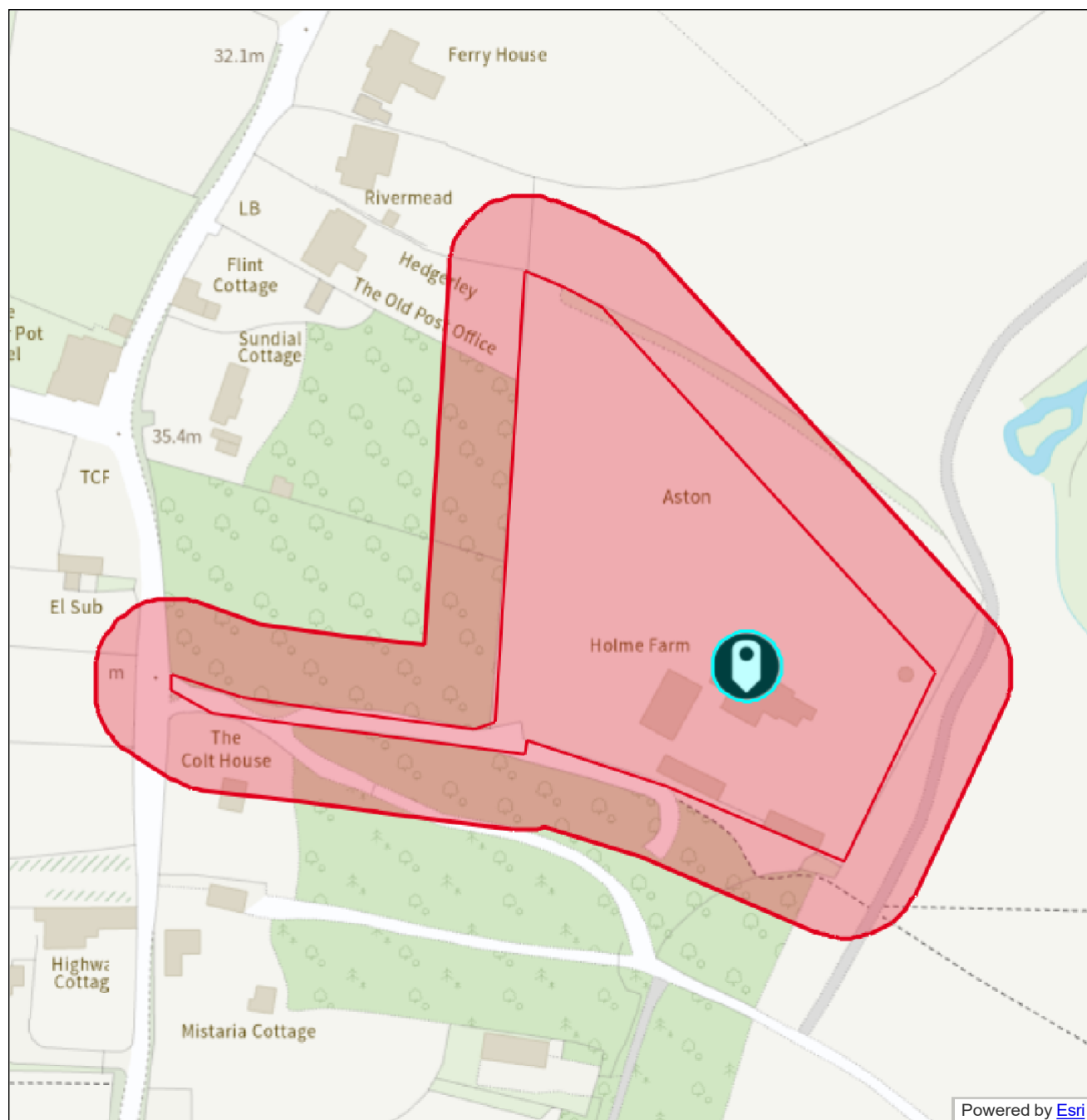
PLANNING CONSTRAINTS/STATUS

Me Report

Area of Interest (AOI) Information

Area: 23,661.56 m²

Date: Thu Sep 25 2025 14:21:28 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Green Belt | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Green Belt	The Metropolitan Green Belt (inside borough)

Special Character Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Area of Special Character	Aston, Remenham

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Footpath

Rights of Way Improvement Plan Consultation Zone | Total count: 1

#	Proposal_Type
1	Upgrade to Cycleway

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 2	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT
1	Maximum radon potential is 1-3% of houses	Public Health England

Bat Roost Habitat Suitability | Total count: 8

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	TI94	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	TI95	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	TJ93	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	TJ94	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	TJ95	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	TJ96	Ecology Officer, Green Infrastructure Team
7	Bat survey required for planning applications that involve roof modification or demolition.	TK94	Ecology Officer, Green Infrastructure Team
8	Bat survey required for planning applications that involve roof modification or demolition.	TK96	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	White	Do not consult NatureSpace if entirely within this zone
2	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-es=&location=478628,184365%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 2

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Thames River Valley
2	Landscape Character Assessment 2019	Remenham Wooded Chalk Slopes

Listed Buildings | Total count: 1

#	FEATURE_NAME	CONSULT	LIST_ENTRY
1	CULHAM COURT	Conservation Architect and Building Control	1118167

Listed Buildings Consultation Zone | Total count: 1

#	LIST_ENTRY	FEATURE_NAME	CONSULT
1	1118167	CULHAM COURT	Conservation Architect and Building Control

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Thames Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Remenham CP	0 m