
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251816
Address:	Parcel S, Buttenshaw Avenue, Arborfield, Berkshire		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 (dated 02/04/2015). The Reserved Matters comprise details of the erection of 4 detached dwellings together with an associated internal access road, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.		
Heritage Asset:	Moat House – grade II listed building since 2014. Moated site north of Moat House – Schedule Ancient Monument. Listed Buildings and Scheduled Ancient Monuments are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

From a heritage stance there is **no objection** to the proposals. Albeit it would seem clarification is necessary as depiction of the eaves line first floor windows in elevations drawings.

Comments On Proposal

This application for 4no. detached dwellings on a site accessed by mean of an existing driveway off of Buttenshaw Avenue, between a moated site that is a Scheduled Ancient Monument to the north and that of the listed Moat House immediately to the south of the driveway, with the site lying directly adjacent to the eastern boundary of both of these designated heritage assets.

The scheme at proposed is substantially unchanged from that previously presented under a pre-application application (243210) albeit minor changes to the design of the four proposed dwellings and their position within the site. In the case of the latter, the amendment made to the sitting of Plot 1 and 2, would appear to have been made as a consequence of the pre-application comment concerning these two dwellings visually impinging on the encapsulating views of the Moat House from the west.

In terms of the dwelling this is considered in this context, somewhat odd and contrived in the new dwellings being styled to appear reminiscent of 18th/19th

century era brick farmhouses, with agrarian like, black timber clad, one and attic ranges attached to them. Historically farmhouses would largely be found remote of each other and not so clustered together. A more honest design modern day approach would have been thought more desirable here rather than the mock farmhouse design for the cluster of new dwellings.

Also, would wish to point with respect to the drawings for Plot 1, 3 and 4, which show elevations to the new dwellings having a series of roof eaves line first-floor windows, which presumably would some former of flat or pitched roofed dormer detailing to them, which is not indicated in the side elevations. Whilst with plot 1, which as a large window shown on the WSW roof slope of the timber clad side range, which the opposing end on view is not shown, which raises the question as to whether this glazed feature is to be a large roof light. It is not that with plot 4, on its timber clad element has a large dormer to it.

Also given the comments from Historic England with respect to boundary treatment adjacent to the Scheduled moated site that it is prudent were permission to be given to a further condition to deal with details and positioning of any boundary treatment beside the site of the Schedule Ancient Monument.

Conditions

CB8 External materials

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1, CP3 and TB24.

CC1 Details of boundary treatment (walls, fences & planting)

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety.

Relevant policy: Core Strategy policies CP1, CP3, CP6 and TB24.

Date:	05/11/25	Signed:	Keith Frost Built Heritage Officer
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