

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                     |                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                          | 251050                                                      |
| <b>Site Address:</b>                                                                                                                                                                                                | River Cottage, Church Street, Wargrave, Wokingham, RG10 8EP |
| <b>Expiry Date:</b>                                                                                                                                                                                                 | 4 July 2025 (EoT until 12 September 2025)                   |
| <b>Advert Publication Date:</b>                                                                                                                                                                                     | 9 May 2025                                                  |
| <b>Site Notice Date:</b>                                                                                                                                                                                            | 3 July 2025                                                 |
| <b>Site Visit Date:</b>                                                                                                                                                                                             | 29 May 2025                                                 |
| <b>Proposal:</b> Application for listed building consent for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations. |                                                             |

### **PLANNING CONSTRAINTS/STATUS**

- Listed Building

### **PLANNING POLICY**

|                      |                                                                                       |
|----------------------|---------------------------------------------------------------------------------------|
| National Policy      | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG) |
| MDD Local Plan (MDD) | TB24 – Designated Heritage Assets (where site is within a Conservation Area)          |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                                                                                         | Decision & Date                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| 243178          | Pre-application advice for the proposed erection of a part single part two storey rear extension, plus refurbishment of the listed building including replacement glazing and internal alterations. | Issued<br>14 <sup>th</sup> February<br>2025 |

### **CONSULTATION RESPONSES**

|              |              |
|--------------|--------------|
| WBC Heritage | No Objection |
|--------------|--------------|

### **REPRESENTATIONS**

N/A

### **APPRAISAL**

**Site Description:** The site is a Grade 2 late C18 two storey detached dwelling with a two-storey rear extension that was added in the late C20. The property faces directly

onto Church Street in Wargrave and does not benefit from off street parking. The external facing walls are finished in painted roughcast and the hipped roof is slate. The principal elevation comprises bays with sash windows and Venetian style shutters either side of the 6-panelled central entrance door. At the rear there is a small courtyard garden.

**Proposal:**

The application is for a part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations. Prior to this submission, the owner sought pre-application advice. Pre Application advice was sought, and the Built Heritage Officer supported the following parts of the proposal in principle:

- The replacement of the existing external rough-cast render with the lime render.
- Alterations to the flat roofed rear extension to raise the ceiling height at first floor level and create a single bathroom.
- The addition to the raised flat roof of a sloping tiled roof.
- The proposed glazed build out to the ground floor garden room.

In line with the Heritage Officers Pre Application advice, the current application also proposes to retain the kitchen chimney breast and part of the original historic rear wall, with a connection to the extension via an opening measuring approximately 2.2m.

The windows on the front elevation would be refurbished, the faux Venetian style shutters removed, and new insulating lime render would be applied to the external walls. Internal alterations to the ground floor would be the addition of a WC, stairlift, and a new hard floor to the dining/living room.

Roof alterations

Roof repairs to the original ceiling joists and roof timbers, and removal of metal straps. The existing flat roof in the centre of the property would be raised to increase the existing headroom of 1.9m to a minimum of 2.3m. 1 no. roof light would also be inserted.

Alterations to the rear

The two-storey rear extension would have a gable end to match existing. It would measure 1.5m in depth to the rear wall, 1.66m in depth including the rear overhang, and 3.5m in width. The height would be 5.7m to the top of the gable roof and 4.6m to the top of the eaves. The 2-no. existing timber sash windows on the rear elevation would be refurbished and reinstated. There would be no additional windows to the side elevation facing Gault House. On the first floor, the extension would facilitate the enlargement of the rear bedroom, where the original historical rear wall would be retained with a connection to the extension via an opening measuring approximately 2.2m. The rear bedroom chimney breast would be demolished. On the ground floor the extension would enlarge the existing kitchen. The historical rear wall would be retained and connected to extension via an opening 2.3m in width. The existing Aga enclosure with masonry chimney breast above would be retained.

The single storey glazed extension would be in line with the rear wall of the two-storey extension and facilitate a garden room. It would have a shallow roof, a door and a large

window. It will measure approximately 2.5m in height, 1.2m in depth and 4m in width. The original internal rear wall would be retained and have an opening into garden room approximately 1.3m in width. The existing brick patio to the rear will also be retained.

On the first floor, the 2 existing bathrooms would be merged to create one bathroom, and the external wall of the bathroom would be rebuilt and 2 no. windows inserted to match the colour palette of the front of the house. The new glazing will feature traditional side-hung windows with glazing bars.

#### **Character of the Area:**

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The application site is located within Wargrave Conservation Area off the main High Street in the village of Wargrave. The street scene is a mixture of older properties, several of which are Grade 2 Listed including the immediate neighbour at Old Gaunt House. A row of traditional terraced cottages is located opposite the application site and immediate neighbours are traditional individual detached properties with gable roofs which are a characteristic feature of this historical area. The refurbishment of the front windows, the removal of the faux Venetian style shutters, and the lime render would blend with the historical architecture in the street. The alterations to the roof height at the rear and the rear extensions are commensurate to the size and scale of the host dwelling and would not harm the character of the area. Moreover, they would not be visible from the public realm.

Overall, the proposal would comply with Policy CP1 and CP3 of the Core Strategy and TB24 of the MDD Local Plan.

#### **Heritage Officer Assessment**

*“From a heritage stance with the scheme as proposed, which is considered to have substantially addressed those concerns raised with the design of the pre-application scheme, the significance of River Cottage as designated heritage asset is not harmed. Whilst in terms of the proposal to replace the external render for one appropriate for a traditional building and the removal from the front elevation of the faux Venetian shutters, and metal planters, are beneficial changes to the traditional appearance of River Cottage and in so doing to the character and appearance of the conservation area in which it is situated.*

*In terms of the submitted details there would appear to be elements requiring further detailing and/or clarification, which whilst ideally should be addressed prior to determination of the applications, however it would be possible to deal with these matters through conditions.*

- *Historic fire insurance plaque, noted in the listing description, and depicted on the existing front elevation drawing, is not shown on the proposed drawing. It would be expected that this historic feature be put back once the re-rendering*

has been done.

- Proposed front elevation (drawing PA018 Rev.01) needs clarification with respect to
  - i) the rainwater downpipe on the left-hand side, which appears to be in a slightly different position to that shown on the existing. Is it intended to move this?
  - ii) The roughcast covered downspout to the left of the front door. Is this to be removed?
- The existing elevation drawing includes the terracotta chimney pots however the proposed elevations do not. There is no mention in the works being applied for that there is any intention to remove the existing pots. However, in approved the proposed elevation showing no pots could be misinterpreted.
- There are 2no. new windows indicated for the proposed new rear bathroom, for which there are no joinery details.
- The brick boundary walling to the western side of River Cottage, which in part runs along the side elevation of the cottage, and which appear to be of a hick width to the rear. The ownership of this boundary wall is not stated and seemingly would belong to Old Gaunt Cottage, itself a listed building. The boundary walling may well hold curtilage listed status to Old Gaunt Cottage. Seemingly the proposed rear new two storey extension, for which there would be an apparent need for foundations, would require part of the boundary wall to be removed/rebuilt to do so. Also, there is the question as to the routing of the rainwater downpipe that appears is intended to pass through the boundary wall. (see attached images below)

*Subject to the above matters being satisfactorily responded to, the Built Heritage Officer otherwise raises no objection to the scheme proposed."*

Officer comment: The agent has confirmed that it is their understanding the rear/side wall adjacent to the driveway of Gaunt House (Figure 6) belongs to River Cottage and the owner does not to extend onto the neighbour's land. The intention is to retain the wall; build over/adjacent to it and keep the new structure including foundations to within River Cottage's boundary.

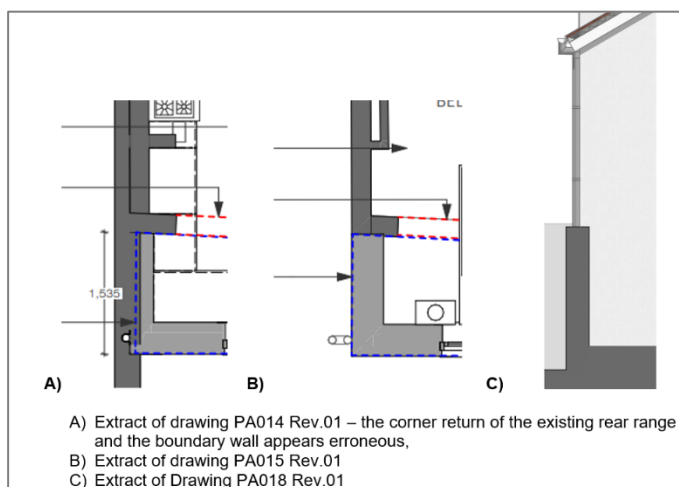


Figure 1 Image from Heritage Officers Report relating to query about ownership of rear boundary wall

The agent has submitted a revised proposed front elevation drawing to show the chimney pots, the 'Fire Insurance Plaque' and the soil pipe.

The Council's Heritage Officer has recommended conditions to secure finish or exterior render, schedule or works, matching finishes, slate roof detail, details of secondary glazing, joinery, extraction vents, gas flues, external pipework, and ducting. Also, construction details of the new walling of the rear two-storey extension along the boundary with Old Gaunt House.

Subject to adherence to the above conditions, the proposal accords with National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24 in respect of built heritage requirements.

**Conclusion:**

In summary, the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations would conserve and enhance the historical character and integrity of the listed building and its setting. The details requested by the Heritage Officer would be secured by Pre Commencement Conditions. The proposal would therefore comply with Section 16 of the National Planning Policy Framework, Policy CP3 of the Core Strategy, Policy TB24 of the Managing Development Delivery Local Plan and the National Design Guide. Therefore, the proposal is recommended for approval.

**The proposal complies in terms of:**

**Impact on heritage asset:**



**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:**

Yes

**Recommendation:**

Approve

**Date:**

11 September 2025

**Earliest date for decision:**

6 June 2025

**Recommendation agreed by:  
(Authorised Officer)**



**Date:**

11/09/25

