

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242576
Site Address:	South Scarletts, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD
Expiry Date:	19 November 2025
Site Visit Date:	14/01/2024
Proposal: Householder application for the proposed erection of a single storey side extension following the demolition of the breakfast room.	

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 CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP12 – Green Belt
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC07 – Parking TB01 – Development within the Green Belt TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside SS6 – Development in the Green Belt NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE5 – Landscape and design DH1 – Place making and quality design

	DH2 – Safeguarding amenity DH5 – The historic environment
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
233115	Application for Listed Building consent for the proposed erection of a single storey side extension, internal alterations and changes to fenestration following demolition of the existing breakfast room and oil tank.	Refused 04 April 2025
233114	Householder application for the proposed erection of a single storey side extension, internal alterations and changes to fenestration following demolition of the existing breakfast room and oil tank	Refused 04 April 2025
231492	Householder application for the proposed erection of a single-storey side extension with the insertion of roof lights following demolition of the breakfast room, plus internal alterations, and changes to fenestration.	Refused 29 September 2023
231493	Application for Listed Building Consent for the proposed erection of a single-storey side extension with the insertion of roof lights following demolition of the breakfast room, plus internal alterations, and changes to fenestration.	Refused 29 September 2023
192751	Householder application for the proposed erection of a single storey side extension with the insertion of 3 no. roof lights following demolition of existing outbuilding and breakfast room, plus internal alterations, and changes to fenestration.	Refused 20 December 2019
192752	Application for Listed Building Consent for the proposed erection of a single storey side extension with the insertion of 3 no. roof lights following demolition of existing outbuilding and breakfast room, plus internal alterations, and changes to fenestration.	Refused 20 December 2019
1850/72	Alterations	Approve 23 November 1972
PD/787/72	Single storey extension	Approve

		23 November 1972
1576/72	Extensions	Approve 28 September 1972
1575/72	Convert shed to staff accommodation	Refused 28 September 1972
PD/1260/70	Ballroom and WC	Refused 23 June 1970
O/538/60	Outline – two detached houses on land	Refused 5 January 1961
763/55	Outline – 3 detached dwellings on grounds	Refused 15 November 1955
762/55	Convert to 3 separate dwellings	Approve 19 October 1955
313/55	Use as boys prep school	Approve 25 May 1955
236/55	Outline – Residential development on grounds	Refused 22 April 1955
997/54	Outline – res development on grounds and convert to 3 flats	Refused 17 January 1955

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC Built Heritage Officer – Further information requested.
WBC CIL – No comments received.
WBC Ecology – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Wargrave Parish Council – No objections.
Ward Member(s)	No comments received
Neighbours	Warren House, Scarletts Lane, RG10 9XD - Supports application. Scarletts, Scarletts Lane, RG10 9XD - Supports application.

	Hampton, Scarletts Lane, RG10 9XD - Supports application. Copsemead, Scarletts Lane, RG10 9XD - Supports application. South Scarletts, Scarletts Lane, RG10 9XD - Supports application. Kiln Green, Scarletts Lane, RG10 9XD - Supports application. Scarletts Close, Scarletts Lane, RG10 9XD - Supports application. White Lodge, Scarletts Lane, RG10 9XD - Supports application.
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APPRAISAL

Site Description and Proposed Development:

The application site comprises a two-storey semi-detached dwelling situated on the north-western side of South Scarletts Lane, within an open countryside setting. The surrounding area is characterised by a linear row of dwellings along the western end of Scarletts Lane, bordered by open fields and interspersed with mature vegetation.

The application proposes alteration to 'South Scarletts', the southernmost portion of the Grade II listed Scarletts, formed predominantly from the 18th century service wing with later 20th century alterations. The proposes scheme includes the removal of a glazed garden room dating from the 1970s with associated reduction of walling and removal of a window as to allow for an enlarged opening leading to a new single storey side orangery structure.

The current application represents the fourth iteration of previous schemes, which broadly sought to extend and alter the same area, but on a larger footprint and with greater loss of historic fabric. Such schemes were not considered acceptable due to their impact upon the fabric and plan form of the building, leading to harm to the building's significance. The proposals as presented in the current application have sought to address these issues through the reduction in proposed form and massing, along the retention of a higher quantity of historic fabric.

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 application site is within the Green Belt. The Government attaches great importance to Green Belts. Paragraph 152 of the National Planning Policy Framework (NPPF) indicates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 of the NPPF indicates limited exceptions to inappropriate development. 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. This approach is reflected in the NPPF as well as Core Strategy Policy CP12 and adopted Managing Development Delivery Local Plan Policy TB01, which aligns with the NPPF test that permits extensions provided they are not disproportionate over and above the size of the original building.

Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless one of the following exceptions applies (where relevant):

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.

As can be seen above, paragraph 154 (c) establishes that an extension or alteration to a dwelling within the Green Belt, providing the extension of any building does not result in disproportionate additions over and above the size of the original building and that any development contrary to this would be inappropriate development in a Green Belt Location.

The application site is also located outside of settlement limits and within designated countryside outlined by policy CP9 of the Core Strategy as such an assessment against policy CP11 is also required. In line with the NPPF, Core Strategy Policy CP11 seeks to protect the intrinsic beauty of countryside locations. The Policy advises 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: inter alia:

- 1) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 2) In the case of residential extensions, does not result in inappropriate increases in the scale, form, or footprint of the original building...'

Character of the Area:

Impact on Character

As mentioned in the 'Principle of Development' section above, the site is within the Green Belt and is thus subjected to specific Green Belt policy.

Policy CP12 of the Wokingham Borough Core Strategy relates to developments within Green Belt and reiterates the policies contained within National Planning Policy Framework. However, CP12 does not fully reflect the wording of the NPPF in relation

to very special circumstances and this limits the weight which can be attached. In addition, consideration must also be given to policy TB01 of the Managing Development Delivery (MDD) Local Plan which states the following: “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 the size of the original building (s) shall be limited in scale.”

The supporting text for this policy goes on to say, “Proposals shall be assessed against the original building as defined in the NPPF”. With regards to the definition of limited, this is set out in policy TB01 as a “cumulative increase of generally no more than a 35% increase in volume over and above the original dwelling.”

Table 1 below shows a breakdown of the existing and proposed volume taken from page 20 of the submitted Heritage, Design and Access Statement:

	Volume
Original House	777m3
Existing rear extension	73m3
Existing front extension	25m3
Existing Oil Tank + Toilet outbuilding	31m3
Proposed extension	74.5 m3
Total volume	203.5m3
Volume increase	26.1%

The Green Belt volume increase is calculated by using the volume of the existing building and the volume of all the additions to the building, including the proposed outbuildings. From Table 1, the volume of the original dwelling has been listed as 777m3 and the volume of the proposed extension has been listed as 74.5m3. The total volume of all additions, including the proposed extension is approximately 203.5m3. This would mean that the total volume increase would be 26.2% $((203.5 \div 777) \times 100)$. Thus, the proposed works would not be inappropriate development within the Green Belt, so there would be no conflict with Policy TB01 of the MDD Local Plan.

Impact on Countryside

CP11 of the Core Strategy states that proposals should not lead to excessive encroachment or expansion away from original buildings or result in inappropriate increases in the scale, form, or footprint of the building.

The Borough Design Guide provides more detailed advice relating to development in the countryside, including a guideline figure for extensions of a total maximum increase of 50% over the volume of the original dwelling.

As calculated above, the proposed extension would result in a total volume increase of approximately 26.2%, including existing additions, which falls below the threshold generally considered acceptable within the countryside. The built form and footprint of the extension would incorporate the existing garden room to be demolished and would infill the existing patio area between the host dwelling and the external oil tank,

over existing hardstanding. Accordingly, the proposal would not lead to excessive encroachment into the countryside, disproportionate expansion beyond the original dwelling, or an inappropriate increase in volume. As such, the development would not cause significant harm to the character or openness of the countryside and would comply with Policy CP11 of the Core Strategy.

Impact on Heritage Asset

TB24 of the MDD Local Plan states that the Council will conserve and seek the enhancement of designated heritage assets in the Borough by:

‘Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building...

...Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.’

The Councils Built Heritage Officer has reviewed this application and initially noted that previous, larger schemes in this area were unacceptable due to their impact on historic fabric and plan form. The current proposals reduce massing and retain a greater proportion of historic fabric, addressing earlier concerns. The Heritage Officer considers that the proposed orangery is sympathetic to the host building in form, materials, fenestration, and proportion, achieving a high standard of architectural design appropriate to a building of significance.

While the 1970s garden room is of limited historic or architectural value and its removal raises no concerns, the Heritage Officer advises that the early 20th-century casement window to be removed should be carefully dismantled and stored for potential future reuse to preserve evidence of the building’s evolution.

Overall, the principle of the scheme is considered acceptable from a heritage perspective, however, further clarification was requested regarding: the alignment of the orangery with existing garden walling and the oil tank; the stepped boundary wall and its relationship to Scarletts Close; drainage and rainwater downpipe arrangements; attachment of the extension to the existing listed fabric; internal treatment of previously external wall surfaces; and potential overlooking or noise impacts from roof lanterns. These points were necessary to ensure no harm to historic fabric or the significance of adjoining listed structures.

The applicant subsequently submitted revised drawings and supporting information on 29/08/2025. These clarified the orangery’s position relative to the oil tank and garden walling, resolved the side wall alignment, confirmed acceptable rainwater management, and provided acceptable details for the attachment of the roof and roof lanterns. The proposed steelwork supporting the enlarged internal opening was clarified, and the use of breathable lime-based plaster was confirmed for retained historic fabric. Amendments also included a parapet wall with lead flashing to waterproof the junction with Scarletts Close.

Following these submissions, the Built Heritage Officer confirmed that the proposals

are acceptable from a heritage perspective, although some minor clarifications regarding structural details and the interface with adjoining fabric shown on the submitted plans were still required.

Additional plans, elevational drawings, and sectional details were received on 20/10/2025 addressing these points. The Heritage Officer considers that the submitted details adequately resolve the issues raised and raises no further objections, subject to pre-commencement conditions securing the materials and finishes of the proposed extension to safeguard the building's special architectural and historic interest. Suitable conditions will be attached to any approval.

Neighbouring Amenity:

The proposed extension would be modest in depth and scale and suitably located away from any neighbouring amenities not to raise any overlooking, overbearing, and overshadowing impacts.

Highway Access and Parking Provision:

As the proposal would not affect the existing parking arrangement on the application site, the Council's Highways Officer has raised no objections to the proposed development.

Ecology:

The site is located in habitat which matches where bat roosts have previously been found in the borough. However, the exiting conservatory to be demolished is single storey, with an open roof void and is primarily composed of glazing and uPVC construction which is unsuitable for bats or other protected species. As such, there would be a negligible chance of bats being impacted by the proposals, therefore, a bat survey is not deemed necessary.

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	
Conditions agreed:	Yes
Recommendation:	Approval
Date:	5 April 2025
Earliest date for decision:	19 September 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.11.2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant