

Replacement of a Study/Lounge

Secundus, Wargrave Road, Remenham, RG9 3JD

Design & Planning statement

(date as planning application Planning portal ref no PP-13875192)

1.0 The Current Study/Lounge

This planning application is lodged, based on the assessment by Wokingham Borough Council that the current structure lacks planning consent.
(refer email, as appended, from officer Anna Valentine 2025-02-28) .

2.0 Location

The dwelling site is located in Remenham Parish, situated in the northern area of Wokingham Borough Council.
OS grid ref:- 477170 East, 181950 North

3.0 The site

The site for the proposed extension is bounded by the Wargrave Road (A321) to the Northeast and the River Thames to the Southwest and by a private mooring plot to Northwest and a single storey 'bungalow' to the Southeast.

The site area is approx. 900 sq.m.

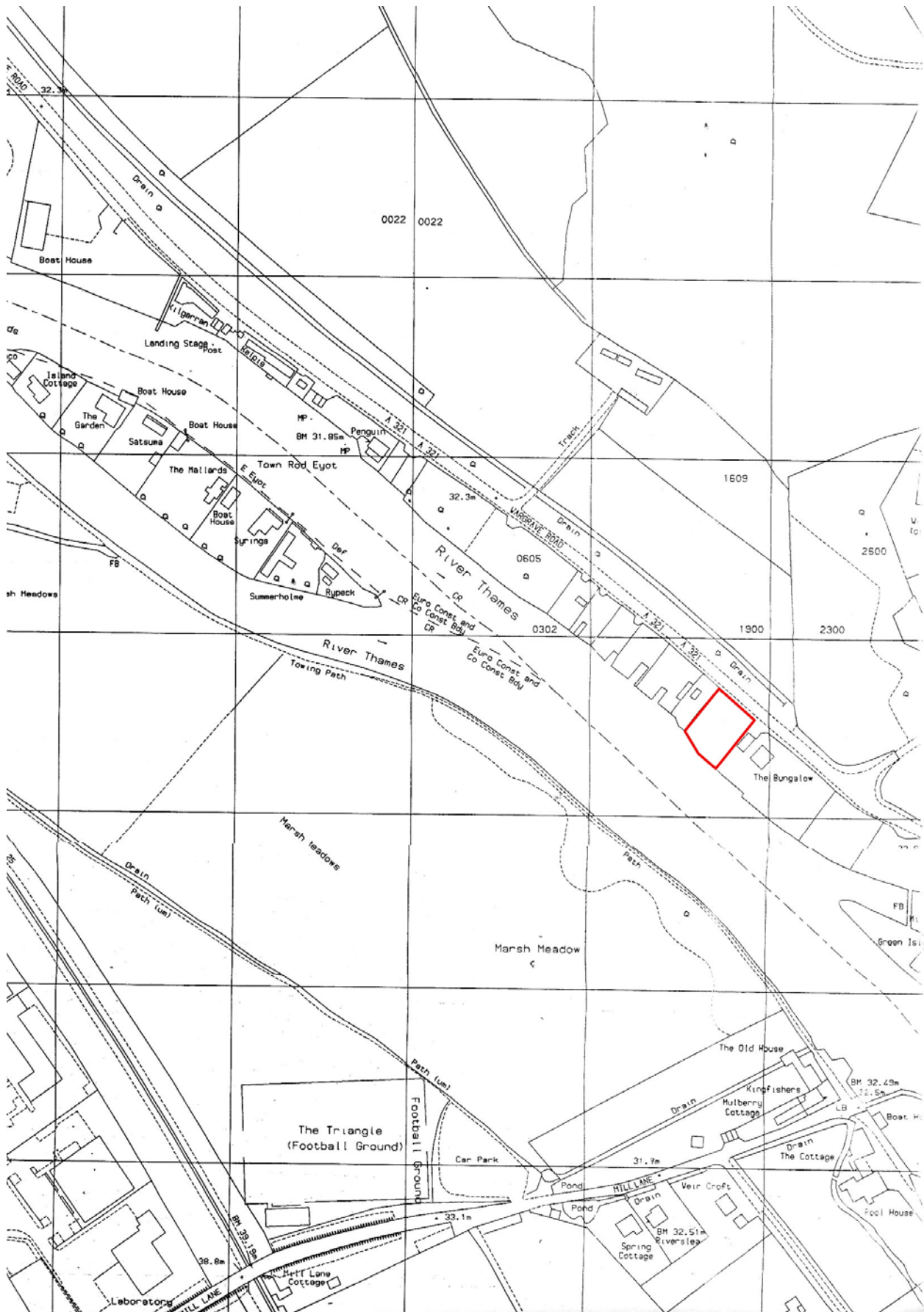
The designated site*, shown RED on the Location Map and Block Plan, has a variation in levels between: 33.310m & 32.630m approx. AOD

The site is situated in the Green Belt as designated in the Local Core Strategy

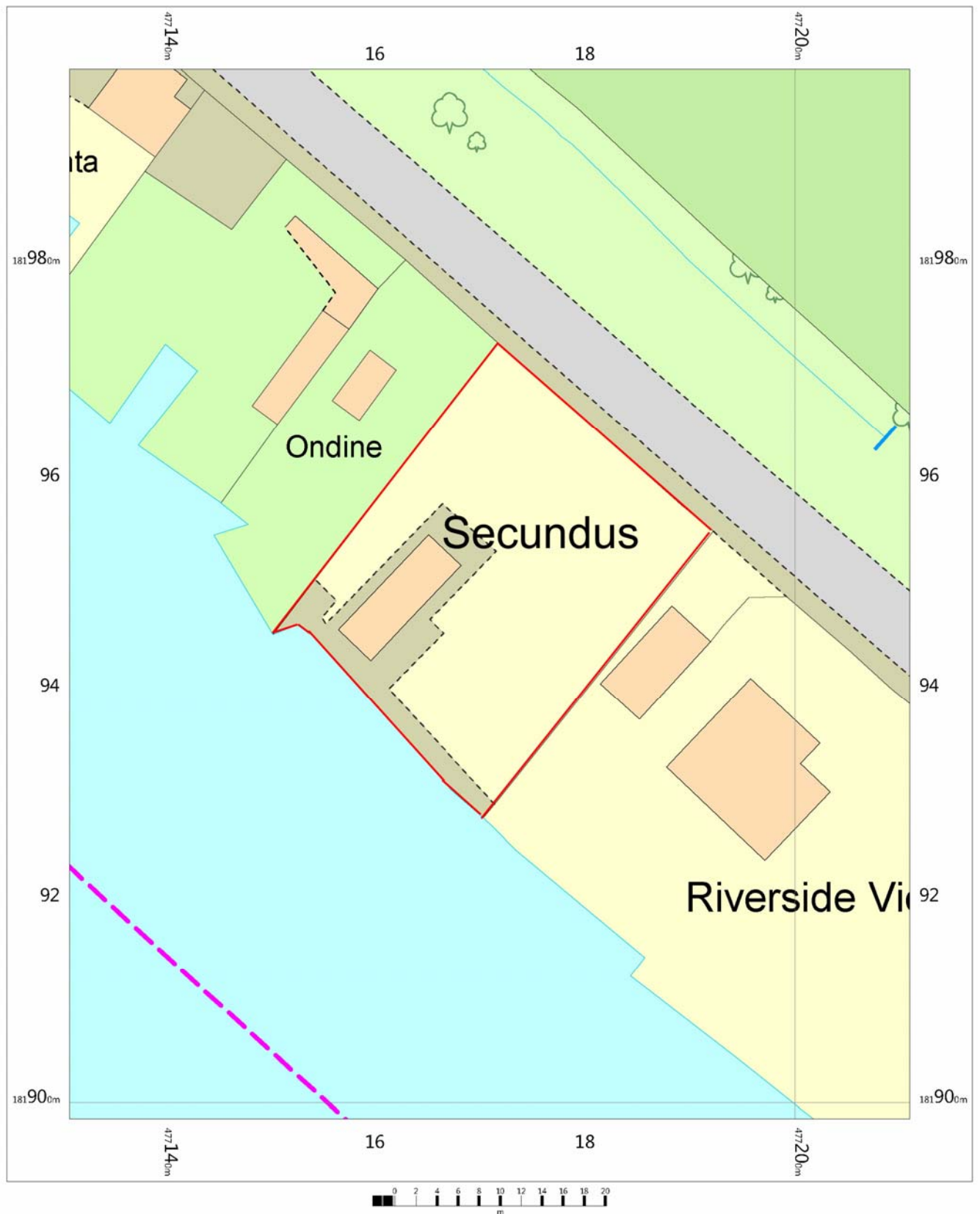
**refer:- Maps, Plans & photographs below*



Aerial view



Location map showing site outlined in Red
Scale: Grid 100m F.S.



Block Plan showing site outlined in Red
Scale: Use Scale Bar

4.0 Surroundings and setting of the site:



view from the south



view from the west



view of south-eastern boundary



view eastwards towards Wargrave Road



view westwards



view north-westerly from site boundary

5.0 The original Study/Lounge



The original layout of the site shows a number of 'outbuildings' which have been deemed 'ancillary' to the site related to its classification as 'residential'.
See Appendix for relevant letter

These include the original Study-Lounge



Elevation (approximate) of original building

6.0 The current Study/Lounge



Current layout of site

The replacement of the existing Study-Lounge was undertaken because the existing was in a poor state of repair. In fact repair was not an option (in terms of economics). The replacement was not an exact custom built 'like for like'. The replacement was an 'off the shelf' option which Mr & Mrs Rydzinski were of the view reflected the existing. Mr & Mrs Rydzinski were also not aware that the replacement would require planning consent.



View of current Study-Lounge building



View of current Study-Lounge building



Elevation Southeast of current building



Elevation Southwest of current building

7.0 The current facility provides:

- .1 Like for like in terms of accommodation.
- .2 The volume is slightly greater than the original - owing to the 'off the peg' nature of the replacement structure.
The volume of the current building is approx. 37.5 cu.m.
- .3 NPPF para 154d allows a replacement within the Green Belt which is in the same use and not materially larger than the original.
addition over and above the original.
Given that alongside the replacement of the Study-Lounge the Storage Unit (approx. 7.0 cu.m.) was removed. This removal of volume mitigates the increase of the current replacement.
There is no material impact of the current building on the Southwest elevation i.e. the view from the River Thames.

8.0 Notes

.1 Under NPPF:-

Para 11 There should be 'a presumption in favour of sustainable development'.
his proposal is sustainable, see below under WBC Core Strategy CP1

Para 154c (Proposals affecting the Green Belt) permits extensions which are not disproportionate

.2 Development Control elements

- .1 The NPPF sets the framework for the planning policies of WBC.
Policies of the NPPF considered relevant to this application are considered above.
- .2 The proposed development is subject to the Adopted (1910) Core Strategy Development Plan of the Wokingham Boro' Local Development Framework & MDD
- .3 Relevant policies of the Core Strategy & MDD include:-

Core Strategy

- CP1 Sustainable development
- CP3 General Principles of development
- CP7 Biodiversity
- CP12 Green Belt

MDD

- CC01 Presumption in Favour of Sustainable Development
- CC04 Sustainable Design and Construction
- CC05 Renewable energy and decentralised energy networks
- CC09 Development and Flood Risk
- CC10 Sustainable Drainage
- TB01 Development within the Green Belt
- TB23 Biodiversity

CP1 Sustainable development

- 1) The development sustains the high quality of the environment
- 2) It does not increase emissions of pollutants into the wider environment
- 3) It does not have adverse effects on water & ground water quality
- 4) Drainage requirements remain unchanged
- 5) Does not result in excessive use of materials (and uses renewable resources
- 6) It is not impinging on agricultural land
- 7) Will not contribute to any increased flooding risk.

CP3 General Principles of development

- a) The scheme is of "appropriate scale, mass, layout, built form, height, materials, and character.
- b) The scheme is functional, accessible, safe and secure.
- c) The scheme makes no detrimental impact upon important ecological, heritage, landscape i.e. the River Thames or geological features or water courses i.e the River Thames.

- CP7 Biodiversity
The proposal does not harm or compromise any nature conservation or biodiversity action plans. In fact the development would look to be part of any such initiative as far as is practicable.
- CP12 Green Belt
Including MDD Policy TB01
The proposed development is not inappropriate development within the Metropolitan Green Belt.

9.0 In summary

- .1 The current development continues the use of an existing ancillary building.
- .2 It is within the terms of NPPF para 154d in that its volume increase is not materially greater than the original.
- .3 The use of natural materials timber in a traditional form renders the building very suitable for its location.

10.0 Appendices

.1 Email from Wokingham Borough Council 2025-02-28

Sent: 28 February 2025 10:32
To: Anita Rydzinski <arydzinski@outlook.com>
Subject: RE: SECUNDUS WARGRAVE ROAD - SITE VISIT

Dear Anita,

Thank you for meeting with me at your property on the 25th of February 2025.

I hope you are well, and that the funeral went as well as possible.

Having spoken to my manager about your property, Wokingham Borough Council can confirm the following:

Gate at the front of Secundus: As the gate is over 1 metre tall and adjacent to the highway, it does not fall under permitted development and therefore **does require planning permission**.

Replacement shed/ outbuilding: Although this shed has existed for multiple years, and I understand your reasoning for not applying for planning permission at the time, it was replaced in its entirety rather than repaired. This means it **also requires planning permission**.

Other decking and smaller sheds: These **do not** require planning permission. However, the council does recommend that you apply for a certificate of lawful development, so it does not become an issue when the property is sold.

Submission of an application does not necessarily mean permission will be granted. Applications may be made online at the www.planningportal.co.uk. Any application will be determined 'without prejudice' by the Council on its own merits. I take this opportunity to remind you that any works already undertaken have been at your own risk and expense.

Please do let me know if you have any questions.

Please can you respond to this email **within 7 days** to confirm your intentions. Any applications would be expected **within 28 days** of receipt of this email.

The advice contained in this email is an informal officer opinion made without prejudice as to the outcome of any planning application and the views of the planning committee.

Kind Regards,

Anna Valentine

Planning Officer Development Management & Compliance (Specialist)
Telephone: 07584217341
E-mail: Anna.Valentine@Wokingham.gov.uk

Wokingham Borough - a great place to live, learn, work & grow and a great place to do

.2 Planning application F/2012/1846
Officer's Report

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	CP11	Proposals outside Development Limits (including Countryside)
	CP12	Green Belts
Proposed Submission Managing Development Delivery DPD	TB21	Landscape Character
Wokingham District Local Plan 1996 – 2006	WLL2	Area of Special Landscape Importance
	WLL3	Thames River Valley Policy Area
	WBE6	Green Routes
Supplementary Planning Guidance (SPG)		
Supplementary Planning Documents (SPD)	BDG	Design Guide SPD
Other		

Consultee Comments:

WBC Disabled Access: Not consulted
WBC Highways: No objection (condition 2)
WBC Development Plans: Not consulted
WBC Biodiversity: No objection
WBC Landscape/Trees: No objection
WBC Environmental Health: Not consulted
WBC Conservation: Not consulted
Environment Agency: No objection
Parish/Town Council: No comments received
Local Residents: No comments received
Local Members: No comments received

APPRAISAL

1. Principle of Development:

The site is situated within designated Metropolitan Green Belt. The adopted NPPF emphasises that the most important characteristic of the Green Belt is its openness – the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open (paragraph 79). Any development which would result in loss of this open character is considered to be inappropriate, unless very special circumstances have been demonstrated that would outweigh this harm (paragraph 87). Saved policy WLL2 of the Wokingham District Local Plan also states that built development will not be permitted that would have a detrimental impact upon the open, countryside character or special landscape qualities of the Area of Special landscape Importance.

2. Impact on the Character of the Area:

The proposal is for the retrospective change of use of the existing leisure boat mooring to a residential mooring (a change of use which commenced in 2011 and therefore has not been ongoing for more than ten years on the site, hence the requirement for a planning application). The site already has established built form including a wet boathouse, fencing and storage sheds, and a boat is moored at the site which provides the residential accommodation.

The site has an existing boat mooring that has been present for some time, together with a wet boathouse. Its location along the east side of the Thames riverbank is characterised by moorings at other neighbouring properties, which are detailed in the supporting statement; many of these moorings are associated with residential uses like that at Riverside View next door to the site (although this is a dwelling rather than a boat) and are heavily screened from the road. Other uses along this southwest side of Wargrave road include boat yards and a

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nursing home further to the north on the fringes of Remenham settlement. The site has existing an electricity and water supply and its character is very much that of a residential garden with landscaping and domestic storage in evidence. The wet boathouse is in use for storage and has an elevated terrace at the front with seating upon it. The boat that is moored at the site is a cruiser rather than a static houseboat and other boats are also in evidence moored along both banks of the river.

The occupation of the existing boat as a residence at the site would not have an adverse visual impact on the character of the Green Belt in its own right given that there are already a significant number of established moorings along this side of the river (as well as residential properties with associated gardens and outbuildings). The boat itself has not introduced any features to the site that would be out of keeping in this location. The other structures on the plot are already in situ and in the case of the wet boathouse - the most significant element of built form on the land - this has been granted permission and been present on the site for some substantial period of time, with its storage use remaining unchanged. The application for the change of use does not involve any changes to these structures or their function, which is ancillary to the existing boat mooring on the site. As the boat mooring is already in residential use and has been since 2011, the use of the sheds for residential purposes – as well as other structures such as the fencing - has already been established. The wet boathouse is in use as an ancillary structure and would require planning permission in its own right for any change to additional residential use (or another use such as commercial). Therefore it is not considered that the proposal would lead to any intensification of the use at the site that might involve additional building work, traffic movements and the establishment of more residential paraphernalia that would be detrimental to the character of this rural area.

3. Amenity Space:

The site primarily consists of an area of fenced lawn to the side of the boathouse which provides private useable amenity space for the occupants of the houseboat, including space for storage sheds. The size of this area is considered to be adequate for the residential use in keeping with the gardens of other dwellings along this part of Wargrave Road.

4. Impact on Neighbours:

The residential unit on the site consists of an existing boat moored by the riverbank which is not considered to cause any harmful overlooking, overbearing or overshadowing impact on the closest neighbouring properties (Simpatica to the northwest and Riverside View to the southeast). The wet boathouse is elevated and has flank windows in both sides but the non-habitable storage use of this structure is not proposed to change and therefore would not have any additional impact on neighbours.

5. Highway Issues:

The property has existing parking provision at the front of the site off Wargrave Road, with space for at least two vehicles (the supporting statement notes that four could be accommodated) in this area. It is considered that this provision is sufficient for the residential mooring and is similar to other parking provision for properties along this part of Wargrave Road. The Highways Officer has commented that the residential use is of modest size and as such there is unlikely to be a significant increase in vehicle movements, so there is no objection to the scheme subject to a condition to ensure that parking is retained (condition 2).

The Highways Officer has also recommended a condition requiring details of cycle parking at the site, but given the storage space that is available in existing sheds and the boathouse that could accommodate bicycles it is not considered that this condition would be necessary.

6. Others:

Flood Risk: The land is also designated as Flood Zone 3 but the residential mooring is not considered to be vulnerable to flooding or likely to increase the flood risk to the surrounding area. The Environment Agency has requested a more detailed Flood Risk Assessment to address the change of use of the site from leisure to a more vulnerable residential use, and

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specifically information about a safe land evacuation route away from the site in the event of a flood. Additional information has been submitted by the applicant's agent and although further concerns were raised by the EA, the Council's Emergency Planning Team has confirmed that there is a safe evacuation route away from the address. On this basis the EA has withdrawn their objection.

CONCLUSION

Recommendation: APPROVAL

Date: 23/01/13

Case Officer: kw

Recommendation agreed by: 
Position: Team Leader – Development Management
Date: 01/02/13

REMEMBER - The earliest date for a decision on this application is: 09/10/2012

(If required)

Recommendation agreed by Head of Development Management:

Date:

.3 Planning application F/2012/1846
Consent Notice

Application No: F/2012/1846

HW

WOKINGHAM BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACTS

PLANNING PERMISSION

Ms S Pye
C/O Jeffrey Charles Emmett Planning - Mr D Hignell
Stable Court Studio
12A Bell Lane
Thame
OX9 3AL

Application Number: F/2012/1846
Parish: Remenham
Location: Secundus, Wargrave Road, Remenham.
Proposal: Change of use of existing leisure mooring to residential use
(retrospective application)

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Grants Permission** for the above development to be carried out in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. This permission is in respect of plan nos. 1019 1 and 2A received by the Local Planning Authority on 3rd September and 19th December 2012. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. The vehicle parking shall be retained in accordance with the approved plans and shall be used for no other purposes.

To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Relevant Policies: Core Strategy policy CP6 .

Informatives

The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.

You are advised, in compliance with The Town & Country Planning (Development Management Procedure) (England) Order 2010, that the following policies and/or

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proposals in the development plan are relevant to this decision:

NPPF

South East Plan: policies CC1, CC6

Core Strategy: policies CP1, CP3, CP6, CP7, CP11, CP12

Wokingham District Local Plan policies WLL2, WLL3

Proposed Submission Managing Development Delivery DPD policy TB21

Wokingham Borough Design Guide

The applicant is advised that ecological enhancement may be achieved by fixing a wooden bat box at the south-western end of the boat house (facing the river). Examples of bat boxes can be found on the bat conservation trust website (www.bats.org.uk). The box should be placed as high as possible i.e. near the apex of the building.

Signed



Mark Cupit

Head of Development Management

Date: 01/02/2013

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Hannah Wilson on telephone number: 0118 974 6453 or by email at: hannah.wilson@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

DISCHARGE OF CONDITIONS – This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal web-site at:

http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf

Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000

APPEALS – There has been change in the deadlines for appeals for householder applications. If your application was valid on submission and submitted on or after 6th April 2009 then you must lodge any appeal within 12 weeks of date of this decision. Please read the notes below for full details of these changes.

NEW DWELLINGS – If this notice relates to approval of new dwellings please ensure that you contact the Council to arrange for an address and post code to be allocated. Details can be obtained from Viv Conlon on 0118 974 6321.

ACCESS TO PRIVATELY OWNED LAND - The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

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