

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251415
Site Address:	Yaffles, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HT
Expiry Date:	22 August 2025
Site Visit Date:	4 August 2025
Proposal: Application to vary condition 2 of planning consent 220801 for the proposed demolition of existing dwelling, and erection of 1no. dwelling. Condition 2 refers to the approved details, and the variation is to vary the scheme drawing references and design details.	

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
251510	Application for submission of details to comply with the following conditions of planning consent 220801 dated 23/08/2022. Condition 3 relates to	Approved: August 2025

	external materials; 4 to drainage details; 5 to landscaping; 7 to protection of trees; 9 to electric vehicle charging, and 10 to obtaining a bat license.	
220801	Full application for the proposed demolition of existing dwelling, and erection of 1no. dwelling.	Approved: August 2022

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No objection subject to conditions
WBC Landscape and Trees – No objection
WBC CIL – CIL liable development

External

None

REPRESENTATIONS

Shinfield Parish Council	No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The site is situated on the south side of Beech Hill Road, with the main entrance opposite the junction of Yew Tree Road. The existing dwelling is screened from wider view due to the presence of mature and established vegetation along all boundaries.

Proposed Development: The proposal through application 220801 comprised the replacement of the existing dwelling with a larger property. This application seeks to alter the scale, form and design of the approved dwelling, with the specific alterations assessed later in this report.

Despite the large scale of the alterations, the proposal has not fundamentally changed, nor would it require a change to the original description of development. Accordingly, there is no procedural reason that the scheme cannot be considered through the chosen section 73 application type

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 site is located in the countryside and therefore must be assessed against policy CP11. This policy states that proposals outside of development limits will not normally be permitted except where:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
- 5) In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements; or
 - ii) Not result in inappropriate increases in the scale, form or footprint of the original building.
- 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
- 7) Affordable housing on rural exception sites in line with CP9.

The principle of development for the erection of a residential dwelling in this location was already deemed acceptable under previous planning consent 220801. Nothing contained within the current application is deemed to affect this conclusion, therefore no objections are raised on the principle of development.

Character of the Area: Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. R1 and RD1 of the Council's Borough Design Guide (BDG) requires developments to contribute positively towards and be compatible with the historic or underlying character and quality of the local area. R11 requires coherent street character, including terms of scale, rhythm, proportion, and height. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

RD11 of the Borough Design Guide notes that replacement buildings may be appropriate in the countryside where there is no adverse increase in scale, form or footprint and there are environmental improvements.

With regard to its scale, the replacement dwelling would have a footprint of approximately 355m², a negligible increase from the consented dwelling, which proposed a footprint of approximately 353m². Accordingly, when considering the effect of encroachment of built form within the site, the added impact of the varied scheme would be limited. Nonetheless, the proposal involves a relatively notable increase of mass at first floor level, owing to an increase to both the height and depth of the property. This is particularly evident from the ridge height, with the dwelling intended to be approximately 9.7 metres tall, a 1 metre increase from that consented through application 220801. In assessing whether any harm would arise from this increase in scale, it is noted that the property does not sit within any clear building line along Beech

Hill Road and therefore does not conform to a prevailing pattern of development. As such, in the context of the rural, secluded application site, an approximate 9.7 metre ridge height, whilst large, would not be overly imposing, nor harm the character of the area.

There was limited commentary within the appraisal of the previously approved scheme relating to the design of the replacement property. In this regard, whilst the modern style of the proposal marks a significant departure from the existing dwelling, this would not cause harm due to the varied nature of built form in the area. Furthermore, it is considered that the existing dwelling has no particular architectural merit, and this proposal provides the opportunity to enhance the site's contribution to the character of the area in this respect, and given the matching proportions, external detailing, and architecturally interesting features, the quality of the scheme is considered to achieve this aim. The proposal is also considered to be an improvement upon the consent scheme in this respect.

In accordance with all the above, it is considered that the proposed replacement dwelling would have an acceptable visual impact and would accord with policy CP3 of the Core Strategy and the BDG recommendations.

Housing & Neighbouring Amenity: The varied scheme does not fundamentally alter the conclusions drawn through the previously approved development on these material grounds, which is that the proposal would provide acceptable level of internal and external amenity for current and future occupants, without detriment to neighbouring residents.

Flooding and Drainage, Landscape and Trees, Ecology, Environmental Health, Waste Storage, Building Sustainability, Public Right of Way & Thames Basin SPA: The nature of the variation does not warrant any additional concerns on any of these material grounds. The conditions previously recommended still apply, except where already discharged through application 251510, in which case the wording of the conditions have been altered.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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, 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:	Not required
Recommendation:	Approve
Date:	20 August 2025
Earliest date for decision:	9 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22/08/25

PLANNING CONSTRAINTS/STATUS

- *Countryside*
- *Bat Roost Habitat Suitability*
- *Nuclear Consultation Zone*
- *Replacement Mineral Local Plan*
- *Local Plan Update Submitted Sites*
- *SSSI Impact Risk Zones*
- *Thames Basin Heaths SPA Mitigation Zones – 5km zone*
- *PRoW Within WB Consultation Zone - SWAL BW 21*