



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Planning Permission; Listed Building Consent for alterations, extension or
demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	The Swan
Address Line 1	Basingstoke Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Three Mile Cross
Postcode	RG7 1AT

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
471516	167876

Description

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Fraser

Company Name

Fraser's Retail Ltd

Address

Address line 1

No. 6 Foxhall Road

Address line 2

Address line 3

Town/City

Didcot

County

Oxfordshire

Country

Postcode

OX11 7AA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Davina

Surname

Buchanan

Company Name

Tait Architects

Address

Address line 1

5 Kelburne Close

Address line 2

Address line 3

Town/City

Winnersh

County

Wokingham

Country

Postcode

RG41 5JG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

The existing, dilapidated, more modern rear extensions are to be demolished and replaced with a new, coherent, single-storey rear extension. A decorative pergola with planting over will create an accessible pathway from the rear carpark to the new entrance.
The existing unsafe garden / boundary wall will be removed and replaced with a new, secure structure.
The existing garage/store outbuilding will be removed and a safer, more straightforward driveway created.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☒ Yes

☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes

☒ No

b) Demolition of a building within the curtilage of the listed building

☒ Yes

☐ No

c) Demolition of a part of the listed building

☒ Yes

☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

845.00

Cubic metres

What is the volume of the part to be demolished?

136.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1960

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The existing dilapidated, flat roofed extensions to the rear of the original historical building are to be demolished.

The garden wall along the southern boundary is to be replaced.

The garage outbuilding on the northern boundary of the site is to be demolished.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The existing, more modern extensions currently harm the heritage of the listed building. The building functions as a pub and restaurant, but the numbers and accessibility for customers is very limited due to the constraints of the existing structure. The new extension will offer an attractive restaurant dining space and functional kitchen, enhancing the business's viability and accessibility for all, while improving the visual appeal from both the road and the car park.

The garden boundary wall has been deemed unsafe by the structural engineer as it has passed the middle third. It is therefore no longer a stable structure and needs to be replaced.

The garage outbuilding is not of historical significance nor attractive and is visible from the Basingstoke Road. Removing the outbuilding will enable the access driveway to be straightened, making entry to the car park easier and more convenient.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Existing Drawings 23.475.PL.001 to PL.006 and PL.020 to PL.022

Proposed Drawings PL.010 to PL.014, PL.023 to PL.027

23.475 THE SWAN DESIGN AND ACCESS STATEMENT

23.475 THE SWAN HERITAGE STATEMENT AND IMPACT

23.475 THE SWAN HOCKLEY AND DAWSON PROPOSED STRUCTURAL PLAN

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type: External walls Existing materials and finishes: Painted timber extensions Proposed materials and finishes: Brickwork, glazing and black / charred timber panels
Type: Windows Existing materials and finishes: Glass and timber Proposed materials and finishes: Aluminium framed double glazed large aspect doors and panels
Type: Roof covering Existing materials and finishes: Flat roof bitumen felt and corrugated plastic Proposed materials and finishes: Single ply roofing with appropriate formed guttering
Type: External doors Existing materials and finishes: Painted timber and glass door Proposed materials and finishes: Double glazed glass doors
Type: Boundary treatments (e.g. fences, walls) Existing materials and finishes: Brickwork (in disrepair) Proposed materials and finishes: Brickwork to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Existing drawings 23.475.PL.001 to PL.006 and PL.020 to PL.022
Proposed drawings 24.475.PL.010 to PL.014 and PL.023 to PL.027
23.475 THE SWAN DESIGN AND ACCESS STATEMENT
23.475 THE SWAN HERITAGE STATEMENT AND IMPACT ASSESSMENT

Site Area

What is the measurement of the site area? (numeric characters only).

390.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

The existing building is used as a public house and restaurant. The dilapidated extensions to the rear are used as a kitchen and store. The garage outbuilding is also used as a store, with a covered outdoor seating area adjacent.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☒ Yes
☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Vehicle Type:

Cars

Existing number of spaces:

43

Total proposed (including spaces retained):

43

Difference in spaces:

0

Vehicle Type:

Motorcycles

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

3

Difference in spaces:

3

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

23.475.PL.006 EXISTING BELOW GROUND DRAINAGE
23.475 THE SWAN LANMOR DRAINAGE STRATEGY REPORT
23.475 THE SWAN LANMOR THAMES WATER ASSET LOCATION

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☒ Yes
☐ No

Based on your site details, you are likely eligible to [use our partner's online tool to create the metric sheet and all information and supporting documents and plans you need to comply with biodiversity net gain, including the metric sheet](#). Estimated time to complete is 45 minutes.

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.28

Please provide the date the onsite pre-development biodiversity value was calculated

23/10/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

GS Ecology were commissioned to undertake a biodiversity net gain calculation

When was the version of the biodiversity metric used published?

23/10/2024

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

23.475 THE SWAN GS ECOLOGY BIODIVERSITY NET GAIN CALCULATION

Document/Plan:

Onsite irreplaceable habitats

Document name/reference:

23.475 THE SWAN GS ECOLOGY ECOLOGICAL REPORT

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- ☐ Yes
☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- ☐ Yes
☒ No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

New bin store to be provided in car park area. Refer to 23.475.PL.010 PROPOSED SITE PLAN

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Bin collection arrangements will be as existing, however collection will be from within the car park, rather than the road.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Use Class:
E(b) - Sale of food and drink for consumption mostly on the premises

Existing gross internal floorspace (square metres) (a):
227

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
84

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
271

Net additional gross internal floorspace following development (square metres) (d = c - a):
44

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	227	84	271	44

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

5

Part-time

5

Total full-time equivalent

7.50

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

6

Part-time

9

Total full-time equivalent

10.50

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E(b) - Sale of food and drink for consumption mostly on the premises

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

00:00

Saturday:

Start Time:

08:00

End Time:

01:00

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

01:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☒ Yes
☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Production of food for consumption.

Ventilation will be required for the new areas and kitchen. Plant for the air conditioning and kitchen extract will be housed in the roof void of the existing store in order to minimise noise and visual disturbance.

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

232771

Date (must be pre-application submission)

10/11/2023

Details of the pre-application advice received

It was noted that the NPPF has an underlying presumption in favour of sustainable development. The principle of contemporary design and materials was not questioned, but further information was requested. The proposals were deemed acceptable within the Modest Development Location and aligned with the principles stated in the Core Strategy. Flooding was not deemed a risk.

Several concerns were raised:

- The size of the extension was considered too large both by the Heritage officer and in respect of the AWE DEPZ. The extensions size was also considered to potentially impact the neighbouring properties on the boundary.
- A noise assessment was requested.
- Parking details were requested
- A bat roost assessment and investigation into the potential contaminated land were requested.
- Details regarding waste collection and drainage were also requested.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Ms

First Name

Davina

Surname

Buchanan

Declaration Date

08/11/2024

☒ Declaration made

Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Davina Buchanan

Date

08/11/2024