

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250623
Site Address:	Brentwode, Wargrave Road, Remenham, Wokingham, RG10 8PE
Expiry Date:	10 May 2025
Site Visit Date:	8 April 2025
Proposal: Application to vary condition 2 of planning consent 231857 for the Full Application for the proposed erection of 1 no. detached four- bedroom dwelling and single storey detached garage and store, plus gates, fencing and associated alterations to the existing access, parking and landscaping, following demolition of the existing dwelling and outbuildings. Condition 2 refers to Approved Drawings and the variation is the omission of a north-facing kitchen window, repositioning of the ASHP, increase in width of external timber bin enclosure, changes to fenestration and the addition of a 25 panel solar photovoltaic array.	

PLANNING CONSTRAINTS/STATUS

Flood Zones 2 and 3
Green Routes and Riverside Paths
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Green Belt
Ground Water Zones
Nuclear Consultation Zone
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
Green Routes and Riverside Paths Consultation Zone

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 CP7 – Biodiversity CP11 – Proposals Outside Development Limits CP12 – Green Belt
MDD Local	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits

Plan (MDD)	CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
231/49	Detached house	APPROVED 16.06.1949
79/50	Addition to house	APPROVED 16.03.1950
331/50	Garage	APPROVED 15.09.1950
523/50	Retention of Tarran hut as store	APPROVED 14.12.1950
R/127/63	Alterations and additions	APPROVED 13.05.1968
R/209/63	Outline – Detached dwelling on land adjacent	REFUSED 02.01.1969
212602	Application for a certificate of lawfulness for the proposed erection of a single-story side extension, erection of a two-storey rear extension and changes to fenestration	APPROVED 03.09.2021
212524	Proposed erection of single storey detached garage, following demolition of existing garage and demolition of 'Tarran Hut', plus associated minor landscape alterations to extend driveway and provide turning head	APPROVED 21.09.2021
220789	Full application for the demolition of existing dwelling and outbuildings, proposed erection of 1no. 4-bedroom dwelling and garage, alterations to existing vehicular access, plus the erection of new entrance gate and fence.	REFUSED 21.07.2022
231857	Full application for the proposed erection of 1 no. detached four bedroom dwelling and single storey detached garage and store, plus gates, fencing and associated alterations to the existing access, parking and landscaping,	APPROVED 10.10.2023

	following demolition of the existing dwelling and outbuildings.	
250076	Application for submission of details to comply with the following conditions of planning consent 231857 dated 10/10/2023. Condition 8 relates to an Electric Vehicle Charging Strategy and condition 14 to a bat box scheme.	APPROVED 31.01.2025

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received
WBC Drainage – No objections
WBC Highways – No objections
WBC Economic Prosperity & Place (Community Infrastructure) – No comments received
WBC Landscape and Trees – No objections
WBC Ecology – No comments received
WBC Ecology Newts – No comments received
WBC Education (School Place Planning) – No comments received
WBC Cleaner and Greener – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	No objections
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The dwelling is accessed directly off the A321 Wargrave Road, over a mile north of Wargrave and within the countryside. The access point slopes steeply down from the road and the site continues to fall more gently down towards Hennerton Backwater. The three buildings on site comprise a timber and clad double garage nearest to the road with a garden shed / hen coop to the rear, a modest two-storey dwelling, stated by the agent as being built in 1949 / 1950 in brick and tile, which is end-on to the road.

The dilapidated timber hut (Tarran hut) referenced in application 220789 has since been demolished. At the opposite end of the site to the access point, the garden leads down to Hennerton Backwater, a backwater of the River Thames.

Adjoining to the East is Ford House, also known as Old Ford House, which is late 18th century and listed Grade II. It is formerly the Tea House of Hennerton House. In the grounds of Ford House is a Grade II listed Bathing House for the Hennerton House

estate, also dated late 18th century.

The area is designated Green Belt and Wargrave Road is designated as a Green Route. There are several mature trees in and adjoining the site, but none are designated TPOs. The road frontage has a significant deciduous beech hedgerow.

Proposal Description:

This application seeks to vary condition 2 of consent 231857 (approved details). The proposed changes are as follows:

- Omission of a north-facing kitchen window
- Re-location of the Air Source Heat Pump (ASHP)
- Change from a casement glass door with fixed side panel on the south elevation to a sliding glass door
- Change in design of the living room rooflight
- Addition of an opening roof window above the hallway
- Addition of a 25 panel solar photovoltaic array

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.

Nothing herein contained within this application is deemed to affect the principal of the development, which was deemed acceptable as per consent 231857. The development proposed results in no increases in development footprint and would have no greater impact on the Green Belt in terms of openness.

Notwithstanding the principle of development, this application is subject to further assessment of the impact of the proposed development on the character of the area, street scene, neighbouring amenity as well as compliance with other local and national planning policies. These are addressed in turn below.

Character of the Area:

Several changes to fenestration are proposed, all of which would have a negligible visual impact on the appearance of the dwelling or the surrounding Countryside/Green Belt and are considered acceptable.

Similarly, the relocation of the ASHP would have a negligible visual impact as it would still be sited on the northern elevation of the building. This is also considered acceptable.

The solar panels proposed, whilst a material addition to the proposals, would not affect the operative part of the original consent insofar that they would be sited on the

dwelling's roof slopes and do not affect the conditions originally imposed. With regards to their impact on character, their form would be reflective of the modern architectural style of the replacement dwelling, with views minimal from any public viewpoints. Additionally, Local and National Policy also supports the principle of renewable energy generation methods and as such, this element of the proposals is considered acceptable.

Neighbouring Amenity:

The proposed changes result in no further neighbouring amenity concerns; neighbouring properties are sufficiently distanced and screened by densely vegetated side boundaries.

Highway Access and Parking Provision:

WBC Highways have no objections to the proposed variations.

Amenity Space:

The proposed variations would not affect the usability of the dwelling's rear amenity space.

Flooding and Drainage:

WBC Drainage have no objections to the proposed variations as they would not affect the already consented drainage strategy.

Landscape and Trees:

WBC Landscape and Trees have no objections to the proposed variations in terms of landscape impact and vegetation retention/protection.

Ecology:

The proposals result in no further ecological concerns.

Other matters:

The Council acknowledge that condition 11 (Arboricultural information) was duplicated on the original decision notice (condition 12). This will be revised on the new decision notice with the following condition numbers revised:

- 12. Drainage Details (originally 13)
- 13. Bat Box Details (originally 14)
- 14. Permitted Development right restriction (originally 15)

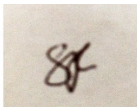
Community Infrastructure Levy (CIL):

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:	Approval
Date:	17 April 2025
Earliest date for decision:	11 April 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	17.4.25