

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242351
Site Address:	5 Remenham Terrace, White Hill, Remenham Hill, Wokingham, RG9 3EN
Expiry Date:	13 November 2024
Site Visit Date:	25 September 2024
Proposal: Householder application for the proposed single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

Grade II Listed Building – Remenham Terrace
Green Routes and Riverside Paths
Areas of Special Character – Remenham Hill
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Green Belt (CP11/CP12)
Great Crested Newt Consultation Zone – Green Risk Zone
Ground Water Zones
Landscape Character Assessment Area
SSSI Impact Risk Zones
PRoW Within WB Consultation Zone
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 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 CP12 – Green Belt
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special

	Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
040456	Proposed erection of railings on existing garden wall and erection of garden shed within curtilage of listed building and (retrospective) retention of fence along south and east side boundaries of the site.	Approved 17/03/2004
040457	Proposed erection of railings on top of existing garden wall plus erection of garden shed, and (retrospective) retention of fence along south and east boundaries of the site.	Approved 17/03/2004
041995	Proposed two storey side extension to dwelling.	Approved 12/10/2004
042044	Proposed two storey side extension to listed building (Listed Building Consent).	Approved 12/10/2004
121701	Application for advertisement consent for the erection of a small timber pub sign on the fence of a local resident.	Approved 06/07/2012
142927	Listed building consent for internal alterations to remove part of internal wall.	Approved 21/07/2014

CONSULTATION RESPONSES
Internal
WBC Landscape and Trees - WBC Built Heritage Officer – No objection subject to condition(s) WBC CIL – Development is not CIL liable WBC Ecology – No comments received
External
None consulted

REPRESENTATIONS	
Parish/Town Council	RPC considered this application last night. It seemed within norms for %volume increase. It had no comments to make.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site consists of a three storey end of terrace dwelling located on Remenham Hill, Remenham (Area of Special Character). The dwelling forms part of a historic Grade II Listed terrace known as Remenham Terrace.

The site is located within the designated Countryside and Green Belt.

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.

Green Belt:

The site is located within the Green Belt. Paragraphs 152 and 153 of the NPPF state that local planning authorities should give substantial weight to any harm to the Green Belt and that inappropriate development, by definition, is harmful to the Green Belt. As such, development should not be approved except in very special circumstances and these circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Policies CP12 of the Core Strategy and TB01 of the MDD Local Plan state that proposals should be in accordance with the NPPF. Against this policy background, the main issues to consider are:

- Whether the proposal would be inappropriate development for the purposes of the NPPF and development plan policy;
- The effect of the proposal on the openness of the Green Belt and Countryside;
- If it is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

(i) Inappropriate Development:

Paragraph 154 of the NPPF states that new buildings in the Green Belt are inappropriate unless they fit into certain exception criteria, including the extension or alteration of a building, including, inter alia:

- 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;

Taking into consideration the (to be demolished) aspects of the current dwelling as well as the proposed extension, the volume increase figures are as follows:

Original Dwelling – 397.84m³

Previous extensions – 90.47m³

Proposed Extension – 45.85m³

Roof Lantern – 1.60m³

Total Volume – 535.76m³

Total Volume Increase = 34.7% increase

The proposed volume increase complies with the 35% volume cap for residential extensions in the Green Belt and is considered to be an acceptably proportionate addition to the host dwelling. Therefore, the proposals are not considered to be inappropriate development within the Green Belt.

(ii) Openness

Policy CP12 of the Core Strategy states that planning permission will not be granted for inappropriate development within the Metropolitan Green Belt. Policy TB01 of the MDD Local Plan also relates to development in the Green Belt. It states that the extension of a dwelling in the Green Belt over and above the size of the original building shall be limited in scale. The supporting text number 3.3 to that policy defines limited scale: ‘...means a cumulative increase of generally no more than a 35% increase in volume over and above the original dwelling.’

As outlined above, the proposed extensions fall well within the 35% increase cap. It is ultimately considered that as a result of this, the proposals would not adversely impact the visual and spatial openness of the Green Belt it is situated within.

(iii) Very Special Circumstances

As the proposals are not considered to be inappropriate development, very special circumstances are not required in this instance.

Countryside:

The site is also located in the countryside and is therefore subject to Policy CP11 of the Core Strategy, which seeks to maintain the high quality of the rural environment as well as to protect the separate identity of settlements. The higher test is considered to be the impact on the Green Belt, but some consideration of local plan policy is necessary. The policy is worded as such that proposals should meet all of the first three points, in combination: to contribute to rural enterprises/enjoyment of the countryside; not lead to excessive encroachment/expansion of development; and, to be contained within buildings suitable for conversion or replacement buildings which bring environmental improvements.

The proposals are considered acceptably proportionate to the host dwelling and are therefore considered to not result in the excessive encroachment of development within the Countryside. The proposals are considered compliant with Policy CP11 in this respect.

Character of the Area/Heritage:

The proposed rear extension would have a modest flat roof form and central roof lantern with black painted aluminium parapet capping to match the host dwelling. Similarly, the windows proposed would be timber framed double glazed sash windows to match the host dwelling.

In total the extension would protrude approximately 3.8 metres from the rear of the dwelling and is a proportionate addition to the host dwelling. From a heritage perspective, the Built Heritage Officer has concluded that the extension is sympathetically designed and is an appropriate addition to the historic dwelling's form.

Subject to conditions ensuring the materials match the host dwelling and the submission of the window and door joinery details prior to the commencement of development, the extension would have an acceptable impact on the character of the area and the setting of Remenham Terrace as a Grade II Listed Building.

Neighbouring Amenity:

The extension would be sited a substantial distance from the neighbouring boundary with no.4 Remenham Terrace. Therefore, there are no neighbouring amenity concerns.

Highway Access and Parking Provision:

The proposals would have no impact on the site's existing parking provision.

Amenity Space:

The proposals would not harm the usability of the dwelling's external amenity space.

Flooding and Drainage:

The site is located within Flood Zone 1 and at low risk of surface water flooding. There are therefore no adverse flood risk concerns.

Landscape and Trees:

No vegetation would be harmed by the proposed development.

Ecology:

There are no anticipated ecological impacts.

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:	Yes
Recommendation:	Approval
Date:	5 November 2024
Earliest date for decision:	1 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	05.11.2024