

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242873
Site Address:	The Swan, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT
Expiry Date:	17 April 2025
Advert Publication Date:	15 November 2024
Site Notice Date:	28 November 2024
Site Visit Date:	5 December 2024
Proposal: Listed building consent for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway.	

PLANNING CONSTRAINTS/STATUS

- Grade II Listed Building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
22874	Extension to car park	Approved 01/03/1985
34092	Erection of 1 spotlight wall plaque and 1 non-illuminated wall plaque.	Approved 10/07/1989
34093	Erection of a spotlight wall plaque	Approved

CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
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REPRESENTATIONS

None

APPRAISAL

Site Description:

The application site is located on the eastern side of the Basingstoke Road in Three Mile Cross. The site features a Grade II listed building, The Swan, which is currently in use as a public house. The site is approximately 4 miles south of the centre of Reading and it is within 1 mile of junction 11 of the M4 motorway. Further to this, the site is set within the Three Mile Cross Special Character Area, and it is also within the Burghfield Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone. The surrounding area is a mixture of rural and suburban landscape.

The Swan benefits from an outdoor seating area to the front and additionally features a larger outdoor seating area to the rear. Beyond this, there is a large parking area, which can be accessed via the north of the building from the Basingstoke Road. Additionally, further east of the parking area, is an area of grass which can be used as an overflow car park.

Description of Development:

This application seeks permission for the erection of single storey rear extension to provide a new commercial kitchen, dining facilities and toilets. This will follow the demolition of the existing 20th century extensions. A timber pergola is proposed which will surround the new extension and also extends out over the entrance walkway and outdoor seating area. The southern boundary brick wall is to be dismantled and rebuilt. Additionally, further landscaping and associated parking alterations are also proposed, along with the removal of the existing storage building and the installation of a new driveway.

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 within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Heritage and Conservation:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting. Paragraphs 189 to 208 of the NPPF requires consideration of the harm to the significance of a designated heritage asset and Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings, Historic Parks and Gardens, Ancient Monuments and Conservation Areas, including their views and setting.

More specifically, Para. 194 of the NPPF states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any*

heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

Policy TB26 of the MDD Local Plan allows development to Buildings of Traditional Local Character, Areas of Special Character and Areas of Special Landscape Importance where it will retain and enhance the traditional, historical, local and special character of the building or area and its setting.

Revised plans were submitted on 24/04/2025 to address the initial heritage concerns raised by the Council's Built Heritage Officer. The amended plans have seen the roof overlap being omitted, and the air extraction systems are now sited on the area of flat roof to the new rear extension over where the kitchens are to be located. These changes have adequately addressed the initial heritage concerns, and the Council's Built Heritage Officer is now satisfied that there would be no harm to the significance of The Swan, as a designated heritage asset.

A number of conditions for further details, finishes and materials have been suggested so as to ensure appropriate measures are used in order to avoid any harm to the historic significance of the building. Accordingly, these conditions are recommended.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

The proposal complies in terms of:

Impact on heritage asset:



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:

Approve

Date:

23 June 2025

Earliest date for decision:

9 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	25/06/25