

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250829
Site Address:	Springfields, Hatch Gate Lane, Wargrave, Wokingham, RG10 8QD
Expiry Date:	8 August 2025 (EoT until 10 September 2025)
Site Visit Date:	10 June 2025
Proposal: Householder application for proposed erection of a two-storey side/rear extension, modifications to the roof, removal of a chimney and existing single storey elements and changes to fenestration, and demolition of existing outbuildings and structures.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Countryside
Great Crested Newt Consultation Zone
Green Belt
Landscape Character Assessment Area

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals - Countryside CP11 – Proposals Outside Development Limits CP12 – Green Belt
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB01 – Development within the Green Belt TB11 – Core Employment Areas TB21 – Landscape Character TB23 – Biodiversity and Development TB26 – Buildings of Traditional Local Character and Areas of Special Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside SS6 – Development in the Green Belt NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement
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PLANNING HISTORY

Application Number	Description	Decision & Date
O/38/62	Outline application for detached house & garage on land adjacent	Refused 29/03/1962
1007/71	Outline application for a detached house on adjacent land	Refused 30/05/1972
140/72	To reinstate coach house	Refused 17/02/1972
1780/73	Outline application to demolish existing garage & erect new double garage with living accommodation over	Refused 25/01/1974 Appeal dismissed 13/03/1975
16981	Conversion of existing barn into a new dwelling	Refused 11/03/1982 Appeal dismissed 14/09/1982
152573	Full application for the proposed conversion of existing outbuilding to create a 3no bedroom dwelling and construction of a new vehicular access with parking	Application withdrawn 04/03/2016
162253	Pre-application advice – for the proposed development of Land at Foxsteep Farm	Replied 29/11/2016
201454	Pre-application advice for proposed erection of 2 no. buildings to create three dwellings (one detached and two semi-detached) following demolition of existing buildings	Replied 14 July 2020
210451	Full application for the proposed erection of 1no. 5-bedroom dwelling and associated landscaping, following demolition of existing dwelling.	Refuse 30 April 2021
210587	<u>Springfield Barn</u> Full application for the erection of a two-storey dwelling with external bin & bike store and associated landscaping following the demolition of the existing structure and outbuildings.	Refuse 15 April 2021
241686	<u>Springfield Barn</u> Full application for the proposed erection of a part single part two storey side/rear extension (re-build) following the partial demolition of the barn, of which is ancillary to Springfield House	Approve 04 September 2024
250525	<u>Springfield Barn</u> Application for submission of	Approve

	details to comply with the following condition of planning permission 241686 dated 04.09.2024. Condition 6 relates to Ecological Enhancements/Mitigation.	24 April 2025
250841	Householder application for proposed erection of a two-storey side/rear extension, modifications to the roof, removal of a chimney and existing single storey elements and changes to fenestration, and demolition of existing outbuildings and structures.	Approve 02 July 2025

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to conditions
WBC Highways – No objection
WBC Landscape and Trees – No objection subject to conditions
WBC Built Heritage Officer – No objection subject to conditions
WBC Ecology Newts – No objection
WBC Ecology Bats – No objection subject to condition

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description:

Springfield House is a red brick detached dwelling built circa 1890 and extended in 1912. It is located on Hatch Gate Lane, Crazies Hill, Wargrave adjacent to the Windsor and Maidenhead borough boundary, and within Metropolitan Green Belt and Countryside. The garden is mainly lawn with tall hedging and trees that provide screening around the circumference of the boundary. There is a gravel driveway for off street parking.

A derelict brick outbuilding is located within the residential curtilage and adjacent to a timber a barn with a brick lean-to extension to the side and a roof glass and timber lantern on the roof. The barn was previously used as stabling, as well as for ancillary domestic purposes and is of local historical importance. The barn has planning approval for a part single part two storey side/rear extension (re-build) following partial demolition.

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 outside any defined settlement limits (which are defined by policy CP9 of the Core Strategy). As such, the site is defined as being located within the Wokingham Countryside. It is also located within the Green Belt. As such, any development is ordinarily resisted. The principle of development is only acceptable subject to meeting exceptions in Green Belt and Countryside policy.

Procedural Matters

After the consultation date had ended, a bat survey was submitted on 25th July 2025 and detailed volume calculations were received by the Council on 4th August 2025 for consideration. However, the additional information did not amend the proposal and was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Proposal: The erection of a two-storey side/rear extension, modifications to the roof, removal of a chimney and existing single storey elements and changes to fenestration, and demolition of existing outbuildings and structures. The two-storey side rear extension would measure approximately 7.4m in length, 5m in width and be 4.6m in height to the top of the eaves. It would have a pitch roof with gable end.

The ground floor would facilitate an open plan drawing/dining room, a reception room, kitchen and WC. The first floor would facilitate 3 no. bedrooms and 3 no. bathrooms.

Southwest Elevation



Figure 1 Existing SW elevation



Figure 2 Proposed SW Elevation

On the proposed SW elevation, the existing portico entrance would be moved to a new central position and set back slightly from the 2 no. two-storey gable extensions either end. The main roof line above the entrance would be simplified. It would have 5 no. windows and measure approximately 13.3m in width, 4.3m to the top of the eaves, and 6.7m to the top of the pitch of the gable extensions.

Northeast Elevation



Figure 3 Existing NW elevation



Figure 4 Proposed NW Elevation

Figures 3 and 4 show that no alterations are proposed to the NE Elevation.

Southeast Elevation



Figure 5 Existing SE Elevation



Figure 6 Proposed SE Elevation

The proposed SE facing elevation will facilitate a two-storey extension that would measure approximately 12.6m in length, 4.4m to the top of the eaves and 6.8m to the top of the pitch. Modifications will also be made to the roof shape and there would be 9 no. windows and 1 no. door.

Northwest Elevation



Figure 7 Existing NW Elevation



Figure 8 Proposed NW Elevation

The proposed NW facing elevation will retain the 2 no. existing gable features that would serve the reception room and kitchen on the ground floor and a bedroom on the first floor. The 1 no. proposed additional gable feature will facilitate the living room on the ground floor; and 1 no. bedrooms on the first floor as shown in Figure 4. There would be 5 no. windows and 1 no set of double-glazed doors.

Modifications to the Roof, chimney and single storey elements

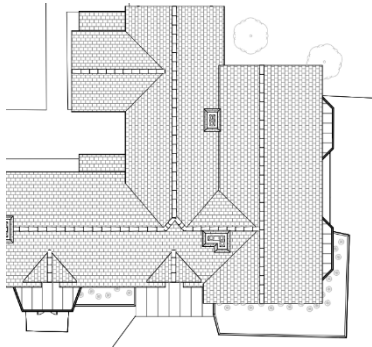


Figure 9 Existing Roof

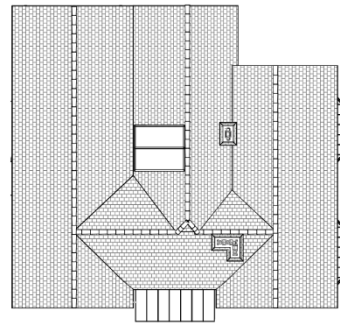


Figure 10 Proposed Roof

Demolition of existing structures

The brick foundations (previously the base for greenhouses) to the rear of the main dwelling and adjacent to the barn would be removed. 2 no. derelict outbuildings would also be demolished each measuring approximately 4.5m in length and 3.5m in width.



Figure 11 Outbuilding to be demolished



Figure 12 Outbuilding to be demolished

Location in Green Belt The application site is located within designated Green Belt and outside of settlement limits in the Countryside. The government attaches great importance to Green Belts with national policies for the protection of Green Belt land covered by Chapter 13 of the NPPF. Paragraph 142 of the NPPF states that, “The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”. Paragraph 143 of the NPPF states that the Green Belt serves 5 purposes, the one most relevant to this proposal is, “(c) to assist in safeguarding the countryside from encroachment”.

Paragraph 153 of the NPPF states that, “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.” When considering any planning application, LPAs must ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Paragraph 153 further states that, “Very special circumstances will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless one of eight exceptions applies. In this case, the most relevant exception is “c) 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.”

Paragraph 155 of the NPPF states that, “The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.
- b) There is a demonstrable unmet need for the type of development proposed.
- c) The development would be in a sustainable location.
- d) Where applicable the development proposed meets the ‘Golden Rules’ requirements”

In this case, it is considered that the proposal, comprising a two-storey side/rear extension, modifications to the roof, removal of a chimney and existing single storey elements and changes to fenestration, and demolition of existing outbuildings and structures would not fall within the exceptions set out in paragraph 155 and therefore they are not relevant to this proposal.

In returning to the assessment of paragraph 154, similar principles over proportionate increases are reflected in Core Strategy policy CP12 and MDD Local Plan policy TB01. The NPPF does not define what can be considered a “disproportionate addition” in size. Policy TB01 defines a “limited” addition as one that is cumulatively 35% or less in volume compared to the original building, and as such could be viewed as not “disproportionate” in size. Although the supporting text to Policy TB01 is specifically directed towards proposal for residential extensions, it remains a useful comparative tool to assist in assessing harm to the Green Belt. Policy TB01 further clarifies that with regard to the construction, alteration or extension of buildings ancillary to a dwelling, changes should not result in disproportionate additions to the original building(s) or cause a detrimental to the scale of the dwelling or to the scale of development on the site.

Whether outbuildings fall within the definition of an extension, and, therefore, the calculations of the size of an original building, or existing dwelling, was considered in the case of *Sevenoaks DC v SoS & Dawe* 1997. The judge concluded the garage was part of the ‘dwelling’, in the sense that it was a normal domestic adjunct, and an extension of it. And the fact that it was physically separated from the main house should not prevent it from being part of the dwelling. In this case, the outbuildings to be demolished (Figures 11 & 12) are not considered a domestic adjunct to the main dwelling and have not been included in the demolition calculations for this application (Figures 15 and 16).

The proposal is the enlargement of the existing dwelling through the erection of a two-storey side/rear extension, modifications to the roof, removal of a chimney and existing single storey elements and changes to fenestration, and demolition of existing outbuildings and structures. Springfield House was built circa 1890 and

extended in 1912. The volume calculations for the existing dwelling and proposed development have been submitted as part of this application (see Figures 13 to 18 and Table 1). The proposed volume increase for this application is 17.3% above the size of the original dwelling, and this is within the 35% limit imposed under Policy TB01.

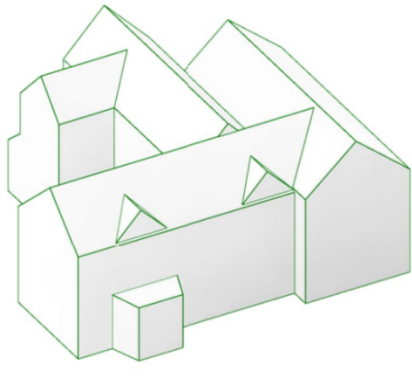


Figure 13 Existing volume 689m³

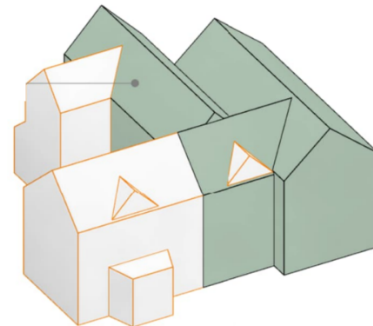


Figure 14 Volume of retained original house: 490.7m³

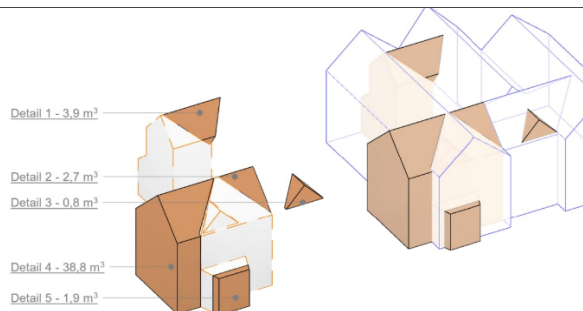


Figure 15 Volume of demolished area (outside of proposed): 48.10m³

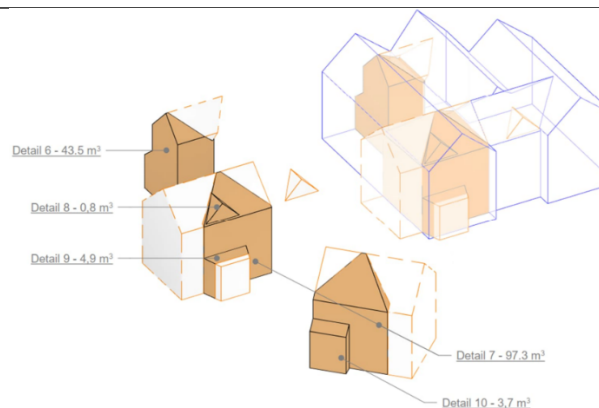


Figure 16 Volume of overlapped elements (between existing and proposed): 150.20m³

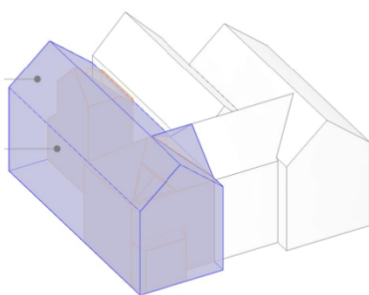


Figure 17 Gross proposed volume: 318m³ (existing overlap 150.20m³, net addition 167.8m³)

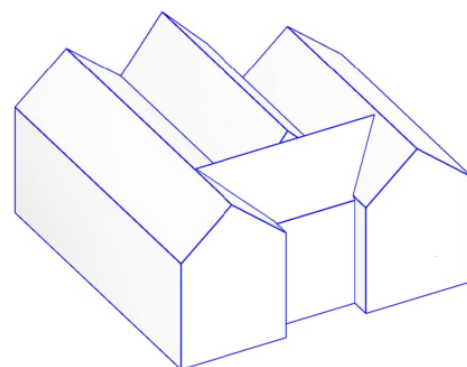


Figure 18 **Proposed volume:** 808m³

Therefore, in volumetric terms, the proposal would not amount to 'inappropriate' development in the Green Belt when assessed under Policy TB01 and Paragraph

153 of the NPPF.

Table 1 – Comparison between original and the proposed submitted volumes and area.

	Original (Figure 13)	Proposed (Figure 18)
Volume	689m ³	808m ³ +17.3%
Footprint	129m ²	156m ² +20.9%

To summarise, in spatial and visual terms, the height mass and bulk of the proposal would not impact on the openness of the Green Belt because it would be contained within the existing footprint of the building and hard standing. Furthermore, any vertical encroachment impacting the openness would be minimal because the maximum height of the extensions will not exceed the height of the existing main roof. Therefore, the proposal would comply with Policy CP12 and would not harm the openness of the Green Belt.

Countryside and Character of the Area:

Countryside

The site is in Countryside and Core Strategy Policy CP11 states that to protect the separate identity of settlements and maintain the quality of the environment, 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.

In this case, the proposal would not promote recreation or facilitate the increase of rural enterprises. However, it would not lead to excessive encroachment or expansion away from the original building. Therefore, although the scheme does not fully comply

with CP11, it would not cause significant harm to the Countryside. Furthermore, this is not considered a robust basis to refuse the scheme given its compliance with local policy in other respects and given the limited expansion of the original building.

Character of the Area

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to design and scale. It states the following:

- Maximum eaves height and ridge height should be no more than those of the existing property.
- The rhythm of buildings and gaps between them along the street frontages is often important to the character of the area.
- The eaves and/or ridge height should not be raised in height unless buildings in the local context are significantly taller.

The site is northeast of Reading and adjacent to Crazies Hill, Holly Cross and Cockpole Green. It forms part of the Clayton Park Estate. Hatch Gate Lane is a rural road bordered by grass verges, trees and vegetation. The front boundary of the site is a tall hedge with a metal gate that overlooks open countryside. Neighbouring properties (Foxsteep Cottages and stables) are located approximately 30 metres distant from the site and clustered around The Crescent and junction with Crazies Hill.

The proposed two storey rear/side extension would not face onto the public realm and would be screened by tall hedging. The relocation of the front entrance porch, changes to the window design and roof shape would not have a significant impact on the principal elevation and would facilitate a more symmetric appearance to the front façade. Therefore, the proposal would not have a significant impact on the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. In this case, the site is a relatively isolated plot, and the rear/side extension will not face onto neighbouring habitable rooms. There would be no increase in overshadowing or loss of privacy, and the height and bulk of the dwelling will not cause significant harm to neighbouring occupiers because of this proposal.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection

and has commented: *“The proposal will not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards. The existing access and level of parking will be unaffected, and this remains acceptable to serve the development.”*

Flooding and Drainage: The Drainage Officer raises no objection subject to condition and has commented: *“The existing dwelling is within flood zone 1 and the 0.019ha site’s runoff rate has been calculated at 2.45l/s. The development proposes controlled discharge from a detention basin at 1l/s, as represented on drainage layout drawing 201 P1 dated 10/02/2025, with the attenuation basin requiring 5.8m3 to cater for the 1 in 100 year plus 40% climate change, as indicated on micro-drainage calculations dated 11/02/2025. We note that maintenance will be carried out in accordance with section 6 of the drainage strategy report. As a basement is proposed and actual groundwater monitoring has not been carried out, we would recommend the condition below:*

Suggested Condition

Development should be carried out in accordance with the SuDS drainage strategy report SD2502127 dated February 2025 after confirmation of seasonal groundwater levels for the site have been signed of, in writing by the LPA.

This is to prevent increased flood risk from ground water. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.”

Officer comment: It should be noted that most of the proposed extension would be built on an existing hard surface or within the footprint of the existing building. Hence, as the proposal does not significantly increase the risk of surface water runoff, it would not be reasonable or necessary in planning terms to impose an approved drainage strategy should this application be approved.

Landscape and Trees: The Landscape and Tree Officer raises no objection and has commented: *“The site is within Green Belt and Countryside. I am mindful of No.4 Fox Steep Cottages certificate of lawful development ref. 213474 which is within the wider parcel of land bounding Crazies Hill Area of Special Character on the west and north sides.*

Tree matters are catered for in the arb submissions. The root protection area of trees near the Lane are not adjusted away from this surface and I accept this as the road is low grade. Given the demarcations I have suggested conditions to protect the trees.

Unlike refused application 243048 this application borrows structures from an adjacent site to increase the volume of the existing house. By removing some of these structures and remodelling the house the volume calculation can be skewed in favour of the proposal. In this way the proposed increase in built form and then impact on the landscape demarcations can be seen to be acceptable. I suggest that the additions’ location, design, complementary external materials, additional landscaping, as well as retention of existing green infrastructure will all help the proposed building to integrate onto the landscape.

Overall, the application appears to comply with the T&L parts of the policies and guidance listed above.”

Ecology (Newts): The Ecology Officer raises no objection in relation to impact on great crested newts and has commented: *“The application site lies in the amber impact zone as per the modelled district licence map, which indicates that there is suitable habitat for great crested newts (GCN) within the area surrounding the application site. There are nine ponds within 500m, but the nearest is approximately 300m away. Given the above, it would be unreasonable to require the applicant to submit a GCN survey because this could be considered disproportionate to the scale and the likely impacts of the development. The supplied Preliminary Ecological Appraisal (Arbtech, December 2024) shows that the main habitat which will be impacted is closely mown amenity grassland. Given the distance to nearby ponds and low suitability of habitats which will be impacted, the proposed development is considered unlikely to impact great crested newts.”*

Ecology (Bats): The Ecology Officer has raised no objection subject to condition and has commented: *“I am satisfied that the survey is adequate for the ecologist to conclude that the brick-built building B3 currently has negligible roosting potential due to lack of suitable roosting features. The house B2 was assessed as having moderate roosting potential due to the presence of external potential roosting features including missing/broken tiles. No emergence from the house were recorded in two surveys undertaken in July 2024.*

I have previously requested that site-wide lighting strategy is secured by planning condition. In line with the Landscape & Tree Officer WBC model conditions C6 and CL7 should be imposed to secure submission and approval of a Tree Protection Plan and retention of the compensation landscape planting to ensure no net loss of biodiversity.

Condition: *Prior to commencement of the development, a scheme of biodiversity enhancement scheme which provides timescales and details in accordance with the proposals outlined in the Agent email of 11 July 2025 and the Preliminary Ecological Appraisal (Arbtech, December 2024). As a minimum the scheme shall include:*

- 3 integral bat boxes (Habibat Bat Box, Ibstock Enclosed Bat Box or similar) to be incorporated into the fabric of the house B2, with a clear flight path away from artificial light.*
- 2 bat adapted access roof tiles to be integrated into the barn.*
- One Schwegler No 17 Swift Nest Box.*
- One Schwegler 1SP Sparrow Terrace.*
- One Schwegler 2H Robin box or Woodstone nest box retained tree at least 3m above ground level; and*
- Installation of 15x15cm hedgehog gaps in any fences or walls.*

The biodiversity enhancements shall in accordance with the timetable be installed and thereafter maintained as approved. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner’s Ecologist is to be issued to the council.

Reason: *To ensure that wildlife is maintained and incorporate biodiversity in and*

around developments in accordance with paragraph 187 of the NPPF. Relevant policies Local Plan Core Strategy policy CP3 and CP7 and Managing Development Delivery policy TB23.

Condition: All clearance, dismantling, excavation and construction works are to be carried out in full accordance with the mitigation and enhancement measures recommended in the submitted Preliminary Ecological Appraisal (Arbtech, December 2024), page 6 of the Preliminary Roost Assessment V1 (Arbtech, 4 July 2025) and the Bat Emergence and Re-Entry Surveys (BERS) (Arbtech, July 2024).

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: The landscaping works are to be carried out in full accordance with the recommendations and biodiversity enhancements provided in the submitted Springfields Landscape Strategy (March 2025) and revised Proposed Landscape Plan SFH.PROP.PLP.01 submitted on 2 July 2025.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

CL6

Reason: To ensure no net loss of biodiversity, protection and retention of trees, shrubs and hedges growing within the site which are of biodiversity value to wildlife. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23 and the NPPF Section 15.

Condition: Prior to commencement of development a side-wide lighting design strategy for biodiversity or areas to be lit designed in accordance with best practice including in accordance with Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23 shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats, birds, and amphibians and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 and Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23."

Built Heritage: The Built Heritage Officer raises no objection and has commented: "Springfield is of an age and form such that it, along with the unusual large 'barn-like' adjacent to it, are both considered to be non-designated heritage assets.

The north-east facing two storey range facing onto Hatch Gate Lane, which has the

ground floor projecting window bays flanking a central doorway, appears to be the earliest part of property and is thought to be of late 19th date.

Springfield, having subsequently been greatly enlarge to the rear of this original range by the addition of further two-storey ranges, set perpendicular to it and largely built apparently in the early 20th century. The south-eastern facing of these later rear ranges has since become the new 'frontage' elevations to Springfield, with an off centred entrance hall to it, with a large flat roofed historic columned open entrance porch, which appears to be a reclaimed feature, and more recent addition of two eaves line dormers to the roof.

Earlier refused schemes for Springfield, proposed by the applicant, had sought to demolish and rebuild the property in a similar form but at the same time creating a larger dwelling than presently exists. Such proposals would have resulted in the total loss of this heritage asset, which from a heritage stance was not supported. However, since the refused application, through a series of pre-application schemes, the proposals have since changed and been refined. As such, it is now from a heritage stance broadly acceptable in that the historic original Hatch Gate Lane facing range is to be retained. Whilst the lesser historic, rear ranges are to be substantially rebuilt and enlarged to form a continuous two-storey pitched roofed and gable ended south-western aspect to the property, with the existing modern eaves line dormer of the south-east elevation are also be removed with the remodelling of that elevation of the property.

Whilst along with the addition of the south-eastern gable end of the south-western range being considered to visually balance with the existing one of the historic roadside range, the proposal to retain historic columned open porch to place it and the entrance doorway in more central location between these two gables on the south-eastern elevation, and the removal of the eaves line dormer is believed to create a coherent and defined principal frontage elevation and entrance to Springfield.

And through retaining the original historic road facing component, retains this non-designated heritage asset and maintains the visual contribution this building makes both with respect to Hatch Gate adjacent associated 'large barn' outbuilding to it as well as the contribution both make to the appearance and character of Hatch Gate Lane.

As such no objection is raised to the scheme as proposed."

Requested Conditions

Windows & Exterior Doors

Notwithstanding the details submitted, all new and replacement windows, and exterior doors are to be fabricated from wood and to have a paint finish to them unless otherwise agreed by the local planning authority prior to the installation of the windows and exterior doors.

Matching External Finishes

The external materials of the new works and works of making good to the retained external fabric, shall be finished to match the adjacent work with regard to the

methods used and to material, colour, texture, and profile unless otherwise agreed by the local planning authority prior to undertaking of the relevant works.

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:	Approve
Date:	10 September 2025
Earliest date for decision:	31 May 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	10/09/25