

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251437
Site Address:	Arborfield House, Church Lane, Arborfield, Wokingham, RG2 9JB
Expiry Date:	15 August 2025
Site Visit Date:	9 July 2025
Proposal: Householder application for the proposed installation of 2 no. air source heat pumps.	

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 CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC06 – Noise
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
251084	Application for non-material amendment to planning consent 231813 to allow for an additional 2 no. air source heat pump.	Refused: June 2025
231813	Householder application for the proposed two-storey rear extension, single-storey rear/side extension with no. 1 rooflight and no. 1 ridge rooflight following demolition of single-storey side and rear extensions and outbuildings, plus the erection of a single-storey, detached outbuilding with rooflight following demolition of existing garage, single-storey, detached carport, detached bin and bike stores and changes to fenestration.	Approved: September 2023

CONSULTATION RESPONSES	
Internal	
WBC Environmental Health – No comments WBC Highways – No objection	

WBC CIL – No comments
WBC Ecology Newts – No comments
WBC Ecology – No objection subject to conditions

External

None

REPRESENTATIONS

Arborfield & Newland Parish Council	No objection
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Ward Member(s)	No comments received
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Neighbours	No comments received
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APPRAISAL

The site comprises a large detached two-storey dwelling set within substantial grounds. The site is within the Countryside, although surrounded by other residential development. This application seeks planning permission for the installation of 2no. air source heat pumps (ASHP), which would be located along the shared boundary with Rose Cottage.

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 application site is located outside of settlement limits and within designated countryside outlined by policy CP9 of the Core Strategy as such an assessment against policy CP11 is also required. In line with the NPPF, Core Strategy Policy CP11 seeks to protect the intrinsic beauty of countryside locations. The Policy advises that: ‘In order 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: inter alia: 1) It does not lead to excessive encroachment or expansion of development away from the original buildings; and 2) In the case of residential extensions, does not result in inappropriate increases in the scale, form, or footprint of the original building...’

The proposed ASHP comply with the requirements of CP11 as they do not encroach into the Countryside nor are they of an inappropriate scale compared to the residential dwelling.

Countryside & Character: The proposed ASHP would not harm the appearance of the dwelling, nor have any effect on wider character or the countryside setting, owing to its modest scale and inconspicuous position within the site. The proposal would comply with policies CP1, CP3 & CP11 of the Core Strategy.

Neighbouring Amenity: There are no concerns on overlooking, overbearing and loss of light grounds.

The primary concern of an application of this nature is the potential noise impact of the ASHP. Whilst the ASHP would be sited against the rear boundary of Rose Cottage, it would be positioned approximately 13 metres from the neighbouring property, thus mitigating any adverse impact upon the amenities of the neighbouring residents.

Highways & Parking Provision: WBC Highways have raised no objection to the development.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	Approve
Date:	31 July 2025
Earliest date for decision:	10 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	31 July 2025

PLANNING CONSTRAINTS/STATUS

Countryside