

PLANNING REF : 242951
PROPERTY ADDRESS : Council Office
: Pavilion, Recreation Road, Wargrave, Wokingham
: RG10 8BG
SUBMITTED BY : Wargrave Parish Council
DATE SUBMITTED : 06/01/2025

COMMENTS:

Wargrave Parish Council objects to this application.

The historic planning history on site has already disproportionately enlarged the level of development for this property that would constitute harm to the Green Belt, this application would further exacerbate that harm and is therefore considered an overdevelopment within the Green Belt.

Notwithstanding the above, it is acknowledged that the application refers to a potential 'fallback' option which could infer a relocation of potential latent development. Therefore if the Local Planning Authority is minded to approve this application the following conditions are requested:-

- That a Section 106/Legal Agreement be entered into that provides an undertaking that planning applications 232500 and 233178 will not be progressed in any form including amended (an effective 'recantation' of the applications). Reason: To ensure the level of on site development resulting in harm to the Green Belt is minimised as far as is reasonably practicable.
- That the replacement annexe be retained as ancillary to the main dwelling at all times. Reason: To ensure that the level of activity on site (including traffic to and from) is consistent with a single residential property and that no new dwelling is created in the Green Belt without permission.
- That Permitted Development rights for the property be withdrawn. Reason: To ensure that the currently disproportionate development in the Green Belt is not exacerbated further without full development control considerations.