

PLANNING REF : 261490
PROPERTY ADDRESS : Council Office
: Pavilion, Recreation Road, Wargrave, Wokingham
: RG10 8BG
SUBMITTED BY : Wargrave Parish Council
DATE SUBMITTED : 31/07/2026

COMMENTS:

Wargrave Parish Council notes that the application relates to an undeveloped site within the Metropolitan Green Belt and that the site has a history of previous refused residential applications and dismissed appeals.

In forming its view, the Parish Council has had regard to its own established position of supporting the protection and preservation of the Green Belt. However, the Council also recognises that the site is physically contained between existing residential properties, forms part of an established frontage of development along Bath Road, and does not represent an isolated extension of development into open countryside.

The Council further notes that the applicant relies upon current national planning policy relating to Green Belt land and argues that the site does not make a strong contribution to Green Belt purposes. The Parish Council considers that this is a finely balanced application and that particular regard should be given to the specific characteristics of the site, including its relationship with surrounding development, its contribution to openness, and the relevance of previous planning decisions.

Accordingly, Wargrave Parish Council submits the following comments:

The site lies within the Metropolitan Green Belt and countryside, and the implications of residential development in this location require careful consideration.

The site has a history of previous refused residential applications and dismissed appeals, which remain relevant planning considerations.

The Council acknowledges that the applicant now relies upon current national policy relating to Green Belt land and argues that the site is physically contained and does not strongly contribute to Green Belt purposes.

The Council notes that the site is located between existing residential development and forms part of an established frontage along Bath Road, rather than representing an isolated extension of development into open countryside.

The Council requests that careful consideration is given to whether the proposal would materially harm the openness or purposes of the Green Belt in this specific location.

The Council requests that careful consideration is given to the impact of the proposed dwelling on the character and appearance of the Bath Road frontage and the wider Knowl Hill street scene.

The Council requests that neighbouring residential amenity is carefully assessed, including privacy, overlooking, outlook, daylight, sunlight and any potential overbearing impact. The Council requests that Biodiversity Net Gain, ecological mitigation and ecological enhancement measures are properly secured.

The Council requests that existing landscaping and boundary planting, particularly the Bath Road frontage hedgerow, are retained, protected and enhanced.

The Council requests that parking, access, turning and cycle storage arrangements are secured and retained.

Should the Local Planning Authority be minded to approve the application, Wargrave Parish Council requests that appropriate conditions are imposed addressing:

Detailed landscaping and planting.
Protection of retained trees and hedgerows during construction.
Long-term landscape management and replacement planting.
Biodiversity Net Gain delivery.
Ecological enhancement measures, including hedgehog access points.
Cycle storage provision.
Parking and turning provision.
Electric vehicle charging facilities.
Surface water drainage.
External materials.
Obscure glazing or other privacy measures where necessary to protect neighbouring amenity.