

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261493
Site Address:	Bank Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX
Expiry Date:	19 August 2026
Site Visit Date:	14 July 2026
Proposal: Application to vary condition 2 of planning consent 232027. Condition 2 refers to Approved Details and the variation is the conversion of the approved garage into a storeroom, and an enlargement to the plant room (internal), provision of parking space, removal of chimney stack from the building (west side elevation), removal of rear door to the garage and a slight increase to the extent of the windows/glazing at ground and first floor on the side (west) elevation of the dwelling.	

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 CP4 – Infrastructure Requirements CP7 – Biodiversity 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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM9 - Protecting Health, Safety and Amenity DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging NE1 – Biodiversity and geodiversity

	NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Sonning Parish Design Statement Sonning Design Appraisal

PLANNING HISTORY		
Application No.	Description	Decision & Date
14148	Demolition of existing house and erection of new house (Outline) at Keepers Cottage, Holme Park Farm Lane, Sonning, Berks	Approved 09/10/1980
191906	Householder application for the proposed two storey side/rear extension to include single storey Orangery plus the insertion of 1no roof lantern following demolition of existing single storey side extension, insertion of 2no rooflights to rear elevation, replacement traditional oak framed garage following the demolition of existing garage, extended parking and turning within the site off existing access.	Approved 06/11/2019
210826	Full application for the proposed erection of 1no. detached dwelling with associated garaging, following demolition of existing dwelling and outbuildings.	Approved 12/08/2021
230466	Application for submission of details to comply with the following conditions of planning consent 210826 dated 12/08/2021. Condition 4 relates to external materials, condition 7 to recording of the building to be demolished and condition 9 to drainage.	Approved 21/04/2023
231011	Application for submission of details to comply with the following condition of planning consent 210826 dated 12/08/2021. Condition 6. Electric Vehicle Charging. 8. Ecology.	Approved 24/05/2023
232027	Application to vary condition 2 of planning consent 210826 dated 12/08/2021 for proposed erection of 1no. detached dwelling with associated garaging, following demolition of existing dwelling and outbuildings. Condition 2 relates to the approved plans and the variation is to increase the ground floor area, amend fenestration and internal layout, remove a	Approved 18/10/2023

	chimney, alter an external staircase, reduce the size of a dormer and increase timber cladding.	
232809	Application for submission of details to comply with the following condition of planning consent 232027 dated 18/10/2023. Condition 4. External Materials. 6. Electric Vehicle Charging. 7. Building Recording. 8. Ecology. 9. Drainage.	Approved 13/02/2024

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Ecology – No comments received

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site comprises Bank Cottage, a detached dwelling within the wider Holme Park Farm estate, located off Holme Park Farm Lane, Sonning. The site lies within the countryside outside the settlement limits of Sonning and occupies a generous residential plot within a mature, landscaped setting. The surrounding area is characterised by paddocks, mature trees, agricultural and estate buildings, together with the neighbouring dwelling known as Dairy Cottage. Planning permission was originally granted under application 210826 for the demolition of the former dwelling and erection of a replacement dwelling, with subsequent amendments approved under application 232027. At the time of the officer's site visit, the replacement dwelling had been substantially completed and occupies the approved residential curtilage served by an existing private access from Holme Park Farm Lane.

Description of Development:

This application seeks to vary Condition 2 (Approved Plans) attached to planning permission 232027 through the substitution of amended plans. The proposed changes include the conversion of the approved single garage into a storeroom, enlargement of the plant room, removal of the chimney stack on the west elevation, removal of the rear personnel door and an increase in the extent of glazing to the west elevation at ground and first-floor level. The proposal also provides replacement parking spaces within the residential curtilage to offset the loss of the enclosed garage parking space. No alterations are proposed to the overall height, footprint or scale of the dwelling.

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 of settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that proposals outside of development limits will not normally be permitted except where it does not result in an inappropriate increase in scale, form or footprint of the original building. 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.

Character of the Area:

The application seeks a number of relatively minor amendments to the dwelling approved under planning permission 232027. These comprise the conversion of the approved garage into a storeroom, enlargement of the plant room, removal of the chimney stack from the west elevation, removal of the rear personnel door and a slight increase in the extent of glazing on the west elevation. The overall footprint, scale, height and form of the dwelling would remain unchanged.

The proposed alterations are modest in nature and would not materially alter the appearance of the dwelling when viewed from within the site or the wider area. Whilst the proposal includes the removal of the remaining chimney stack and additional glazing to the west elevation, the dwelling would retain its approved design, materials and overall architectural character. The amendments would not result in a dwelling that appears materially larger, more prominent or out of keeping with the character established through the previous permissions.

In addition, the proposed conversion of the garage to ancillary residential accommodation would not involve any increase in the overall scale of the building and would largely be facilitated through internal alterations. The proposal would therefore preserve the character and appearance of the dwelling and would not result in any detrimental impact on the wider rural character of the area. Accordingly, the proposal is considered to accord with Policy CP3 of the Core Strategy and the design objectives of the Borough Design Guide SPD.

Neighbouring Amenity:

The proposed amendments are minor in nature and would not alter the approved relationship between the dwelling and neighbouring properties. Given the separation distances involved, it is not considered that the proposal would result in any material harm in terms of overlooking, loss of light, overshadowing or overbearing impact. The proposal therefore complies with Policy CP3 of the Core Strategy.

Residential Amenity Space:

The proposed variation poses no harm to the usability of the site's amenity space for current or future occupiers.

Conclusion:

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

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	13 August 2026
Earliest date for decision:	20 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	13/08/26

PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 13,772.21 m²

Date: Thu Jun 25 2026 16:30:10 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Areas of Search for Sand and Gravel | Total count: 1

#	OBJECTID	OBJECTID_1
1	96	96

Mineral Safeguarding Areas | Total count: 3

#	Type	SubType
1	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation
2	Sharp Sand and Gravel	River Terrace deposits
3	Soft Sand	Construction sand: Palaeogene: Thanet Sand Formation, Lambeth Group, Harwich Formation, London Clay Formation

Rights of Way Improvement Plan Consultation Zone | Total count: 1

#	Proposal_Type
1	New Footpath

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Submitted Sites Live | Total count: 1

#	SITE_REF	LUPP	ADDRESS
1	5SO011	Housing (C3 Planning Use Class). Offices (B1a Planning Use Class). Light Industry (B1c Planning Use Class). General Industry (B2 Planning Use Class). Non-residential institutions (D1). Assembly and Leisure (D2).	Land at Holme Farm

Annual likelihood of surface water flooding 1 in 1000 | Total count: 1

#	depth_band
1	<150mm

Bat Roost Habitat Suitability | Total count: 11

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	MW572	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	MX571	Ecology Officer, Green Infrastructure Team

3	Bat survey required for planning applications that involve roof modification or demolition.	MX572	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	MY572	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	MY573	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	MY574	Ecology Officer, Green Infrastructure Team
7	Bat survey required for planning applications that involve roof modification or demolition.	MY575	Ecology Officer, Green Infrastructure Team
8	Bat survey required for planning applications that involve roof modification or demolition.	MZ575	Ecology Officer, Green Infrastructure Team
9	Bat survey required for planning applications that involve roof modification or demolition.	NA575	Ecology Officer, Green Infrastructure Team
10	Bat survey required for planning applications that involve roof modification or demolition.	NB575	Ecology Officer, Green Infrastructure Team
11	Bat survey required for planning applications that involve roof modification or demolition.	NC575	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer
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SSSI Impact Risk Zones | Total count: 2

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000500050&notes=&location=476104,176192%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500050&notes=&location=476719,175387%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Sonning Wooded Chalk Slopes

Listed Buildings Consultation Zone | Total count: 1

#	LIST_ENTRY	FEATURE_NAME	CONSULT
1	1117438	BARNs AT HOLME PARK FARM 200 METRES WEST OF SONNING LANE	Conservation Architect and Building Control

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Thames Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
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1	Sonning CP	0 m
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