

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242568
Site Address:	The Elms, Lambwood Hill, Grazeley, Wokingham, RG7 1JN
Expiry Date:	6 December 2024
Site Visit Date:	22 November 2024
Proposal: Householder application for the installation of a Tesla Powerwall Battery to be attached to two small posts, and for the installation of a freestanding EV Charger.	

PLANNING CONSTRAINTS/STATUS

Listed Building
Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Countryside
Landscape Character Assessment Area
Complete PRow

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 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 CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
43936	Installation of replacement windows in side and rear elevations (retrospective).	Refused 01/02/1996
011090	Proposed internal alterations to listed building.	Approved 07/08/2001
011901	Proposed replacement of fireplaces in drawing room and bedroom one of listed building.	Approved 13/06/2001

021003	Proposed demolition of existing sun room attached to listed building and erection of replacement sun room.	Approved 05/03/2002
021620	Proposed demolition and rebuilding of single storey rear extension on dwelling.	Approved 23/04/2003
041467	Proposed part two storey and part single storey rear extension to dwelling. Demolition of existing rear extension.	Approved 22/02/2005
041468	Proposed part two storey and part single storey rear extension to listed building. Demolition of existing extension.	Approved 26/01/2005
050456	Proposed change of use of paddock to residential curtilage and erection of a double garage and workshop.	Withdrawn 06/06/2005
120661	Listed building application for the erection of single storey side extension and demolition of existing sun room.	Approved 18/05/2012
122228	Proposed erection of single storey side extension. (Demolition of sun room)	Approved 18/05/2012
231947	Application for a certificate of lawfulness of proposed works to a listed building for the removal of asbestos and demolition of an attached outbuilding, and the extension of the existing patio in its place.	Refused 15/11/2023
240163	Application for Listed Building consent for the proposed demolition of an attached garden room and the extension of the existing patio.	Approved 19/03/2024

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objection.

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Proposed Works:

The application site features a grade II listed building with a hipped slate roof and a square plan dating from circa 1840's. This application proposed to install a Tesla Powerwall Battery that will be attached to two small posts, and for the installation of a freestanding EV Charger. The posts will be secured to the ground, and they will not be attached to the listed building.

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 proposed EV Charger and battery pose no harm to the character of the area.

Neighbouring Amenity:

The proposed EV Charger and battery pose no harm to neighbouring amenities.

Highway Access and Parking Provision:

The proposal would not impact the parking provision on the site.

Residential Amenity Space:

The proposal would have no impact on the residential amenity space of the dwelling.

Heritage Impacts:

As the EV Charger and Powerwall Battery are not attached to the listed building and as they are freestanding, there are no concerns from a heritage perspective.

Conclusion:

For the reasons 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, 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.

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.

Conditions:

Officer recommended standard conditions: CA2, CA5

Officer recommended non-standard conditions: None

Consultee recommended conditions: None

Conditions agreed: Not required

RECOMMENDATION

Recommendation: Approve

Date: 16 January 2025

Earliest date for decision: 1 November 2024

**Recommendation
agreed by:
(Authorised Officer)**



Date: 16/01/25