

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251036
Site Address:	Aston Rise, Remenham Lane, Remenham, Wokingham, RG9 3DE
Expiry Date:	2 July 2025
Site Visit Date:	21 May 2025
Proposal: Householder application for the proposed erection of a replacement part single-storey, part two-storey ancillary outbuilding, including fenestration following the demolition of an existing part single-storey, part two-storey ancillary outbuilding.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Areas of Special Character
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Green Belt
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
Safety Hazard Areas MAH Pipelines
PRoW Within WB Consultation Zone

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 CP12 – Green Belt
MDD Local Plan (MDD)	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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB02 – Development adjoining the Green Belt TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
242506	Householder application for a proposed two storey side/front extension (with loft accommodation) and part single storey/part two storey rear extension following demolition of existing single storey side projection and rear extensions together with associated changes to fenestration and provision of 3 x additional triangular roof dormers. Demolition and replacement of existing porch and demolition of existing detached ancillary cottage and garage with associated hard and soft landscaping works.	Approved 12/11/20 25
981311	Proposed erection of detached garage.	Approved 26/11/19 98
950153	Renewal Of Consent 37246 For The Erection Of Garage.	Approved 29/01/19 96
37246	Construction of detached garage.	Approved 19/03/19 91
16595	New double garage and store also new front entrance porch.	Approved 02/12/19 81
R/4/68	Sun lounge extension.	Approved 19/01/19 68

CONSULTATION RESPONSES

Internal

WBC Highways – No objection
WBC Landscape and Trees – No objection
WBC Built Heritage Officer – No objection
Ecology – No response
External
None

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

APPRAISAL
Site Description: The application site consists of a large detached, two and a half-storey property located on Remenham Lane within the Metropolitan Green Belt and designated Countryside. The dwelling dates from the late 19th Century and is not listed or located in a conservation area but is identified as a non-designated heritage asset. The site also comprises a detached workshop and detached garage which adjoins a cottage. To the north of the site is Remenham Wooded Chalk Slopes which is part of a High Landscape Character Assessment area. Large gardens surround the property with woodland to the east and west and a public footpath adjoining the southern site boundary. The host dwelling is located at a significantly higher level than Remenham Lane. The property is accessed via a long private driveway running upslope directly south of the road. There are two adjoining neighbours to the north and one adjoining neighbour to the east. Both are more than 100m from the host 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 within the Green Belt. The Government attaches great importance to Green Belts. Paragraph 153 of the National Planning Policy Framework (NPPF) indicates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154 of the NPPF indicates the exceptions set out are not inappropriate development. The proposal could fall within either exception (c) or (d): <i>c) the extension or alteration of a building provided that it does not result in</i>

disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

Whilst the development is a replacement outbuilding, the judgement *Warwick District Council v Secretary of State* (2022) sets out that in some circumstances, an outbuilding can be considered an extension to the dwelling.

The dwelling first appears on the council's records between 1883 and 1890. The agent has advised that the original building, along with an original outbuilding, had a footprint of 242 sqm and volume of 1693cum.

The dwelling has been extended by 176sqm and 461cum. This results in increases of 72% in footprint and 27% in volume.

It is advised that the footprint and volume of the proposed building would be 175sqm and 642cum. The proposed development would result in the demolition of 3 buildings referred to as the workshop, cottage and garage that accumulative have a footprint and volume of 183sqm and 577cum. The development would therefore result in slight increase in volume and decrease in footprint when the existing buildings being demolished are considered. Quantitatively, the proposed development would not result in disproportionate additions above the existing building anymore so than what is currently on site.

Qualitative aspects of the development also affirm this position as the proposal would consolidate development better than the piecemeal layout of the existing buildings. Overall, the dwelling would still appear as a large property in spacious plot with built form in broadly the same location as existing.

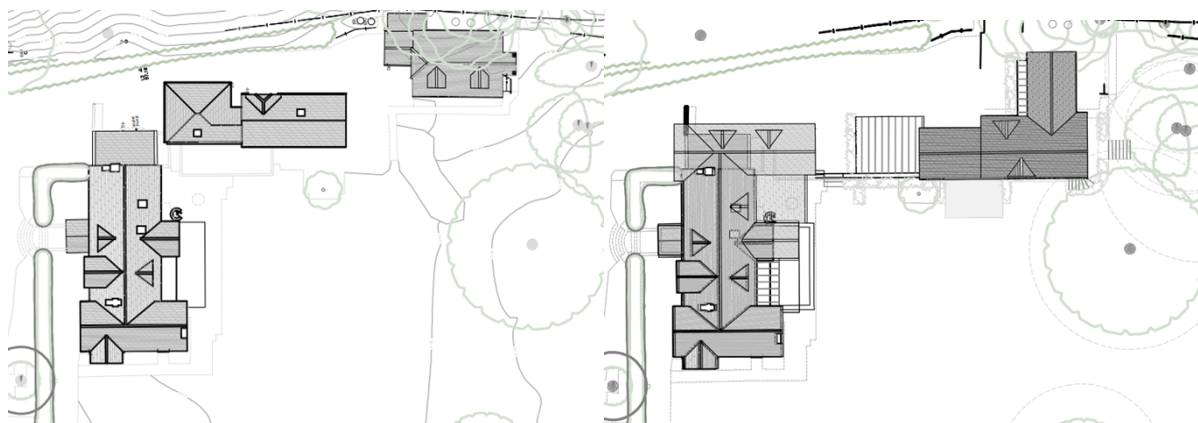
The proposal does not fall squarely within exception (d) because there are multiple buildings being demolished and it is not strictly a replacement building. Given the assessment above against criterion (c), it is not relevant to consider this further.

There is an extant planning permission for a two-storey extension and other alterations to the main building. Working from the calculations in this permitted application, overall extensions would equate to a 64% increase in volume when summed with this application. The accumulative impact of both developments would however largely retain the existing character of the property and the openness of the Green Bely; it would still be a large dwelling in a large plot. It is therefore considered there is no requirement to restrict this previously permitted application from being implemented.

Character of the Area:

The proposed extension/building has modest proportions when compared to the main dwelling and would be an ancillary feature. The design is also discrete with first floor elements limited to gable features. The proposal would utilise a sympathetic material pallet to the main dwelling.

As is seen below on the existing (left) and proposed (right) site location plan, the area of built form appears similar, if not slightly reduced in some aspects.



This development, alongside the approved extensions to the dwelling under 242506, brings the built form closer together, improving the openness of the remaining large plot.

Neighbouring Amenity:

All existing and proposed built form is set well away from all neighbours owing to the application sites large plot and heavily screened by vegetation; therefore, it is deemed that there will be no additional negative impact on any neighbouring amenities.

Highway Access and Parking Provision:

The WBC Highways officer has no objection to the proposal subject to the condition that the outbuilding remains ancillary to the main dwelling. The existing parking provision and additional proposed parking provision is suitable to meet the needs of the development. A condition will be included that secures the use of the outbuilding as ancillary to the main dwelling.

Landscape and Trees:

The WBC Tree and Landscape Officer has reviewed this application and has no objection subject to conditions of tree retention and shrub retention. This is in order to protect the visual amenity the Greenbelt provides. These conditions have been included on the decision notice.

Ecology:

Bat surveys have been submitted and these outline suitable mitigation measure. A condition is therefore recommended to ensure appropriate mitigation is carried out.

Heritage:

The WBC Built Heritage Officer raises no objection to the proposed works. They have recommended a set of conditions which will ensure the detailing on the proposed

building is appropriate to maintain the overall historical value of the dwelling. As this site is in the greenbelt and in partial view of two public footpaths, these conditions have been included on the decision notice. This is to protect the visual amenity that the green belt provides.

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:	Yes/No/Not required
Recommendation:	Approve
Date:	02.07.2025
Earliest date for decision:	3 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	02.07.25