

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251045
Site Address:	Pandora At Castlemans, Bath Road, Hare Hatch, Wokingham, RG10 9UT
Expiry Date:	2 July 2025
Advert Publication Date:	7 May 2025
Site Notice Date:	7 May 2025
Site Visit Date:	7 May 2025
Proposal: Application for Listed Building consent for the proposed installation of an EV charging point.	

PLANNING CONSTRAINTS/STATUS

- Listed building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
061484	Proposed erection of a replacement porch. Demolition of existing porch.	Approved 12 September 2006
061447	Proposed erection of a replacement porch on a listed building.	Approved 12 September 2006
030077	Proposed two storey rear extension to listed building and demolition of existing first floor extension.	Approved 30 May 2003
030076	Proposed two storey rear extension to dwelling.	Approved 30 May 2003
020527	Proposed 2 storey rear extension to dwelling.	Refused 14 November 2002
021013	Proposed 2 storey rear extension to listed building and demolition of existing first floor extension.	Refused 14 November 2002

CONSULTATION RESPONSES

WBC Heritage	No comment
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REPRESENTATIONS

None

APPRAISAL

Site Description: Pandora is apart of the wing properties attached to the grade II Listed 'Castlemans' country house which was listed on 26 January 1967. The wing attached to 'Castlemans' has since been divided into two cottages, one of which being the application site 'Pandora'.

The proposal complies in terms of:

The impact to the heritage asset of adding this Electric Vehicle Charger is extremely minor, and easily reversible. At just 170mm (H) x 200mm (W) x 100mm (D) the charge is extremely minor and will not be visible from the public realm, as 'Pandora' is accessed via a gated private road.

The proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including.

Paragraph 112 of the NPPF cites a need to ensure an adequate provision of electric charging points at residential and non-residential development. Although this would only increase charging by 1 space and be provided only to the applicant, it will still increase the ability of residents in through to contribute to net-zero goals through adopting electric vehicles.

Overall it is deemed that the benefit of enabling additional electric charging outweighs the less than substantial harm to the heritage asset.

Impact on heritage asset:**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:	No
Recommendation:	Approve
Date:	13/6/25
Earliest date for	6 June 2025

decision:	
Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	23.06.2025