

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	253035
Address:	Arlington, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AE		
Proposal:	Householder application for the proposed erection of single storey rear extension, addition of 2no. dormers to the front and rear elevation.		
Heritage Asset:	<i>The Square, Spencers Wood</i>: Area of Special Character (ASC) – identified by the Council and is classed as a non-designated heritage asset, one which holds a degree of historic and architectural merit in the traditional buildings within it and the character of the area. <i>Arlington and Tidewell</i> – Non-Designated Heritage Assets (NDHAs) Setting of <i>Library and School House</i> – Grade II listed		
Site Visit Made:	Yes – highway only		

Summary Of Recommendations

Objection

Comments On Proposal

The application proposes the alteration to *Arlington*, one half of a pair of 19th century villas located within The Square, Spencers Wood Area of Special Character (ASC). *Arlington* and the attached *Tidewell* are fine examples of a late 19th century semi-detached villas, in the domestic style. Of grey and red stock brick with detailing and ornamentation of significant quality, notably the decorative barge boards and ridge tiles. By virtue of the age, architectural and historic interest, as well as the positive contribution to the character and appearance of the area, including the setting of the directly opposite Grade II listed School, *Arlington* and *Tidewell* are identified as non-designated heritage assets (NDHA).

The planning history of the site is noted, with a certificate of lawfulness granted for the rear box dormer. This included the loss of two chimneys and included 2no. rooflights to the front pitch. Further to this a side extension was permitted under application 250020 which has sought to unbalance the symmetrical form of the NDHA. It is this side extension which is further proposed to be amended with a

large dormer to the front pitch, the continuation of the box dormer to the rear pitch, as well as further single storey addition.

Part of Arlington's significance is drawn from the butterfly semi-detached form, which, now reduced, still remains an important element of the architectural interest of the building(s). The proposed front dormer would seek to further unbalance the appearance of the pair, reducing the overall interest of the NDHA. Furthermore, the proposed dormer fails to reflect the refined nature of traditional Victorian dormer, which should be slender, either of one-over-one (or smaller two-over-two) sash window with detailed barge boards to the reflect the host. The dormer, as proposed, lacks any interest in this regard and is an 'off the shelf' design, not appropriate for a building of this type and within an AoSC. Notwithstanding this, a singular rooflight, would be more appropriate in this location.

Further to the front dormer, it is proposed to extend the permitted rear box dormer. This would result in an extremely large 'L' shaped box dormer, which would seek to dominate the rear pitch as visible from Hyde End Road. This bulky and blocking form seeks to diminish the architectural standard of the host and erode the significance of the Area of Special Character.

Given the above, the proposals as presented in the application would seek to harm the interest of the NDHA and AoSC. This harm arising through the cumulative erosion to the identified character and appearance of the Area of Special Character and to the architectural and historic interest of the NDHA through the unsympathetic proposed alterations. Directly related, harm would occur to the settings of the other heritage assets identified for the same reasons.

As such, an objection is raised to the application.

Conditions			
N/A			
Date:	09/02/2026	Signed:	Roderick McDonald Built Heritage Officer