

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252550
Site Address:	The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB
Expiry Date:	29 December 2025
Site Visit Date:	7 January 2025 (for the original application)
Proposal: Application to vary condition 2 of planning consent 242951 for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing outbuilding. Condition 2 refers to the approved details, and the variation is to reduce the enlargement of the lower ground floor level.	

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP12 – Green Belt
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside SS6 – Development in the Green Belt C5 – Parking and electric vehicle charging FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity

	NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
250964	Application for submission of details to comply with the following condition of planning consent 242951 dated 07/03/2025. Condition 3. External Materials. 5. Ecological Enhancements. 6. Drainage Details.	Approved 12/06/25
242951	Householder application for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing outbuilding.	Approved 07/03/25
233178	Application for a certificate of lawfulness for the proposed erection of 2no. detached outbuildings.	Approved 20/02/2024
232500	Application for a certificate of lawfulness for the proposed erection of a single storey detached outbuilding.	Approved 04/12/2023
231902	Application for a certificate of lawfulness for the proposed erection of a detached outbuilding to form a triple garage.	Approved 21/09/2023

CONSULTATION RESPONSES
Internal
WBC Drainage – No objection subject to condition WBC Landscape and Trees – No objection WBC CIL – CIL self-build exemption has been granted on the original and preceding Section 73 applications. If there are any changes to the floorspace, the liable party will be required to complete CIL form 2 (assumption of liability) and CIL form 13 (further exemption)

WBC Ecology – No objection subject to condition

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site relates to an extended chalet bungalow on Penny Lane – a no through road and bridleway. The site is located within the Green Belt and Countryside. The levels of the site are staggered, with higher land to the western side of the site and then declining in gradient as moving towards Penny Lane. Along with the main house, the site contains a detached outbuilding and tennis court. Generally, the site is well screened by vegetation.

Proposal:

Householder planning permission was granted for various alterations to the existing dwelling and the construction of a new outbuilding under application 242951 (referred to as the 'original scheme'). The proposal included the following:

- Erection of a part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light.
- Raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights
- Adjoined timber log store
- Canopy roof to the West Elevation with changes to fenestration following demolition of a side porch, plus removal of a central chimney.
- Demolition and rebuilding of outbuilding

This variation application seeks to reduce the scale of the ground floor extension originally approved and also some fenestration alterations. The variation is sought due to the cost of construction.

When the original scheme was granted, it was done so under 'Very Special Circumstances' (VSC) within the Green Belt. The VSC in that case was the fall-back position of the permitted development schemes (see planning history), primarily that for the detached leisure building, and the original scheme justifiable on this basis only. The fall-back position was given a high level of weight, with the permitted development proposals resulting in a high level of harm to the openness of the Green Belt (worse than that of the original scheme).

A s106 legal agreement was secured to prevent the original scheme being implemented alongside those permitted development schemes and permitted development rights were removed from the property via condition. This was to ensure that there would not be uncontrolled development in addition to the development which the original scheme permitted.

The pre-commencement conditions of the original scheme (which related to proposed materials, drainage details and ecological enhancements) have been discharged under application 250964.

Policy Context

Since the original scheme was granted, the Local Plan Update (LPU), the plan which will supersede the adopted Core Strategy and MDD local plans, has progressed to Regulation 22 stage as it has been submitted to the Planning Inspectorate for examination. As per paragraph 49 of the NPPF:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)*

As a whole, the LPU is still given limited weight, despite its advance stage of preparation. This is owing to unresolved objections to a great number of the policies contained within it.

As such, the NPPF and current development plan is still the primary focus for this assessment, as it was when the original scheme was assessed.

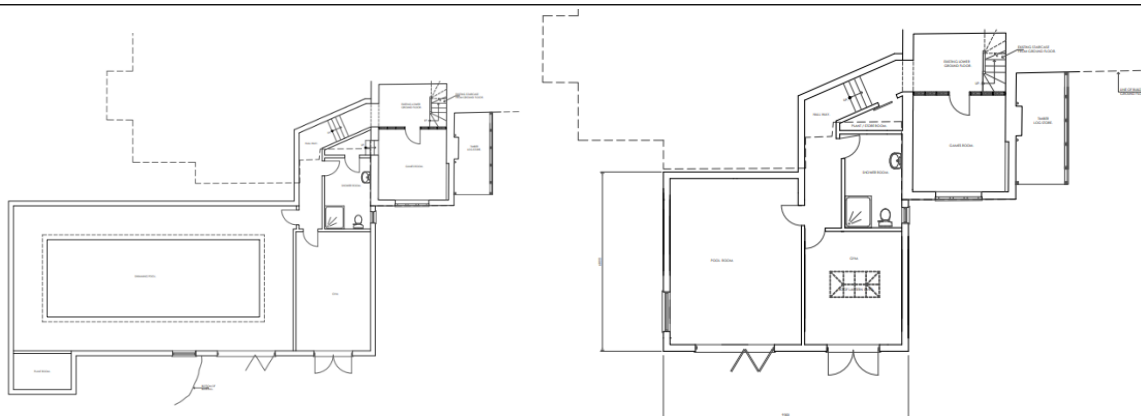
Assessment of the proposed change:

The principle of development was discussed and considered in the report for original scheme and there are not material considerations that warrant a different view or assessment regarding the principle of extending this dwelling in the Green Belt.

As such, this application (and assessment) will only focus on the proposed changes in the development and their impact on material considerations.

Impact on Green Belt/ Character of the Area and Neighbouring Amenity

The originally approved lower ground floor plan and elevations are below, along with the newly proposed:



Left: Previously approved lower GF plan. Right: Proposed lower GF plan:



PROPOSED EAST ELEVATION A - A



PROPOSED NORTH ELEVATION C - C



PROPOSED SOUTH ELEVATION B - B



PROPOSED WEST ELEVATION D - D

Above: Originally approved elevations. Below: proposed elevations under this application



PROPOSED EAST ELEVATION A - A



PROPOSED NORTH ELEVATION C - C



PROPOSED SOUTH ELEVATION B - B



PROPOSED WEST ELEVATION D - D

As a result of the proposed change, the footprint of the proposed lower ground floor pool area with roof terrace above, would be reducing in scale (in terms of depth) therefore would have a lesser impact on the Green Belt/ Countryside and surrounding area than the original scheme. In design terms, the scheme remains as per the original but of a smaller scale at lower ground floor level.

In terms of materials, a schedule has been provided which are appropriate. Finishes will include flint walling, grey fenestration with matching roof tiles and bricks. These materials were also deemed acceptable under the original scheme.

There are no direct neighbours surrounding the site that were considered to be impacted as a result of the original scheme. This is still the case, notwithstanding the minor fenestration alterations.

As such, the development's impact on the Green Belt/ Countryside and the area generally would result in lesser harm, and therefore acceptable in relation to policies CP3, CP11 and CP12 along with TB01 of the MDD and NPPF.

Drainage:

Policy CC10 of the MDD states that all development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner.

The proposal could have implications for surface water drainage due to an increase in impermeable areas and potential surface water run-off from the proposed swimming pool. As such, a drainage strategy was secured via condition under the original scheme.

Whilst the drainage scheme for the originally proposed development has been formally approved via a 'discharge of condition' application, owing to the proposed alterations to the proposed footprint mean that the drainage scheme also has to be updated to ensure that any drainage scheme could accord with the new layout. As such, a drainage scheme will once again be secured via a pre-commencement condition. This has been agreed by the applicant.

Ecology:

Policy CP7 of the Core Strategy along with policy TB23 of the MDD seek to protect and enhance biodiversity, including species of principal importance.

In terms of Ecological constraints, the site is located in a bat roosting potential area. Bats are a protected species and a material planning consideration.

The submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment assessed the existing house (B1) has having low bat roost potential due to gaps and the condition of the length of clay hanging tiles from the dormer window on the northeast elevation and lead flashing that could provide suitable habitat for crevice-dwelling bats. During the emergence surveys carried out in September 2023, May and July 2024, several bats were observed to be using the site for both feeding and commuting and two small Common pipistrelle day roosts were recorded within the East facing dormer vertical hanging tiles.

The applicant's Ecologist, within their report, assumed that no modifications to the exterior of dormer were proposed. However, as can be seen on the proposed materials schedule submitted with this application, the proposed hanging tiles are proposed to be replaced with cladding. As such, this modification could result in harm to bats and therefore an appropriate licence from Natural England is required to be place before

works to the dormer begin. The licence is required for development works affect bats and bat roosts. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details. This will be secured via condition, and it will be a requirement that a copy of the licence is submitted to the LPA for its records.

In terms of biodiversity enhancements, bat and bird boxes are proposed and locations indicated on the proposed materials schedule and specifications of these have been provided. They are the same details as those previously approved under the discharge of condition submission. It will be conditioned that the biodiversity enhancements are carried out in accordance with the approved plans and specifications.

Other:

S106 Legal Agreement

The s106 agreement (as outlined in the 'Proposal' section of this report,) which is tied to the original scheme remains in force for this variation application, as stipulated on pages 3 and 4 of the agreement.

Conclusion:

As the proposal results in a decrease in scale, footprint and volume of the proposed extension, this is acceptable and an improvement to the Green Belt and Countryside when compared to the scale of the original scheme. The recommendation is therefore to grant planning permission subject to all the conditions attached to the original scheme, save for an updated condition 2 (approved plans) and conditions 3 (materials) and 5 (ecological enhancements) to become compliance conditions as opposed to pre-commencement conditions (as the information has been submitted as part of this application), and the addition of condition 9 which is for a bat licence condition.

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 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.

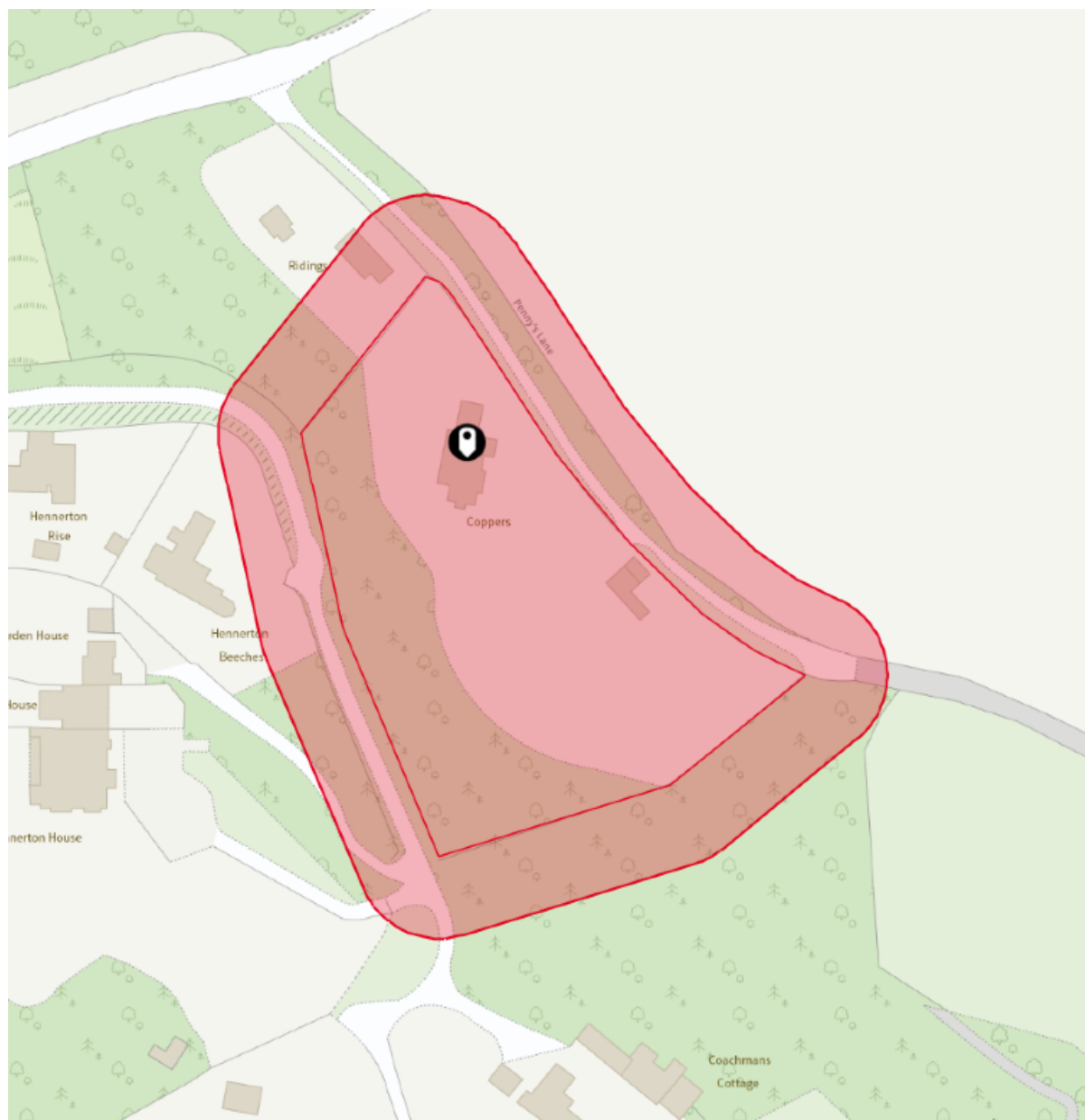
RECOMMENDATION

Conditions agreed:	Yes (and s106 from app 242951 will apply)
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Recommendation:	Approve subject to the following conditions: 1. Time Limit 2. Approved Plans 3. Materials as specified 4. Non-Let/ No sale 5. Ecological enhancements as specified 6. Drainage strategy 7. Restriction of PD Rights 8. Accordance with arboricultural submission 9. Bat Licence
Date:	11 December 2025
Earliest date for decision:	24 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/12/25

PLANNING CONSTRAINTS/STATUS



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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

Green Belt | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Green Belt	The Metropolitan Green Belt (inside borough)

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Restricted Byway

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency
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Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	Junction of Penny's Lane and Kenton's Lane

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT
1	Maximum radon potential is 1-3% of houses	Public Health England

Bat Roost Habitat Suitability | Total count: 7

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	TH263	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	TH265	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	TH266	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	TI265	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	TI266	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	TJ267	Ecology Officer, Green Infrastructure Team
7	Bat survey required for planning applications that involve roof modification or demolition.	TK267	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	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530050-res=&location=480601,176993%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

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

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0002-1951	Woodland	Confirmed

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Thames Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Wargrave CP	0 m