

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261115
Site Address:	Stable Cottage, Hennerton, Wargrave, Wokingham, RG10 8PD
Expiry Date:	14 August 2026
Site Visit Date:	14 February 2023
Proposal: Householder application for the proposed erection of a two storey side extension following demolition of existing garage, plus formation of new terrace to side and rear and changes to fenestration.	

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 CP4 – Infrastructure Requirements 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 CC04 – Sustainable Design and Construction CC07 – Parking TB01 – Development within the Green Belt TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
230031	Householder application for the proposed erection of a two storey side extension following demolition of existing garage, plus formation of new terrace to side and rear and changes to fenestration.	Approved: August 2023

193225	Householder application for the proposed erection of a two storey side extension following demolition of existing garage, plus formation of new terrace to side and rear and changes to fenestration.	Approved: March 2020
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CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to conditions
WBC Ecology Newts – No objection
WBC Ecology – No comments

External

None

REPRESENTATIONS

Wargrave Council	Parish	No objection subject to conditions
Ward Member(s)		No comments received
Neighbours		No comments received

APPRAISAL

Description of Development: The proposal includes the erection of a two-storey side extension following the demolition of the existing single storey garage and, the formation of a new terrace area to the side and rear of the property. The proposed extension would have an overall floor space of 32 sqm, while the proposed terrace enlargement would cover an area of approximately 32.7sqm.

The application is identical to both 193225 & 230031 which were approved, but not implemented.

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 application site lies in the Metropolitan Green Belt and in an area designated as Countryside, located about 1Km north of the village of Wargrave and as such, limited development is acceptable subject to the impact of development on Green Belt, character of the area and neighbouring amenities. Any development that materially detracts from the openness of visual amenity of the Green Belt will not be permitted.

The NPPF in paragraph 153 states that “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.” The presumption against inappropriate development is key to retaining

the openness of the Green Belt. There are however, a number of exceptions to this policy, one of which is “the extension or alteration of an existing building provided it does not result in disproportionate additions over and above the size of the original building” (NPPF, paragraph 154).

Policy CP12 of the Wokingham Borough Core Strategy relates to developments within Green Belt and reiterates the policies contained within National Planning Policy Framework. However, CP12 does not fully reflect the wording of the NPPF in relation to very special circumstances and this limits the weight which can be attached. In addition, consideration must also be given to policy TB01 of the Managing Development Delivery (MDD) Local Plan which states the following: “The alteration and/or extension of a dwelling and the construction, alteration or extension of buildings ancillary to a dwelling in the Green Belt over and above the size of the original building (s) shall be limited in scale.”

The supporting text for this policy goes on to say: “Proposals shall be assessed against the original building as defined in the NPPF”. With regards to the definition of limited, this is set out in policy TB01 as a “cumulative increase of generally no more than a 35% increase in volume over and above the original dwelling”.

Impact on Character: The application site is located in open countryside within Green Belt off A321 Wargrave Road on north of Wargrave Village. It is a sloping plot, with undulating countryside and open fields making up the character of the surrounding area at the rear of the site. The site is approached from the Kentons Lane by a private drive which it shares with neighbouring properties named Hennerton Court and Coachman’s Cottage, and the property comprises of a large plot with the existing dwelling sited towards the frontage of the site. The dwelling benefits from a ground floor and a first-floor level, as well as an existing terrace located towards the south-west rear area of the building, and which sits approximately 1.20 metres below ground level when compared with the rest of the site to the rear.

Green Belt: As a general rule, policy TB01 of the MDD allows alterations and extensions to existing buildings within the Green Belt, where they are limited in scale to no more than 35% over and above the original building. The submitted plans and Design and Access Statement include volume calculations for the existing dwelling, stating a total existing volume of approximately 194 m³. The planning history search for the property and the site visit demonstrated that there have not been any previous extensions to the property, which very much remains as it was originally built. The proposed two storey side extension would occupy the same location of the existing garage (to be demolished – total volume 26.3 m³). It would measure approximately 3.55 metres in width, 5.65 metres in length, and 6.23 metres in height. The proposed development would have a total volume of approximately 69.6 m³. This would represent a total volume increase of 35.87%, which would be slightly above the 35% limit. However, given the proposed extension would not result in a disproportionate addition over and above the size and location of the original building, in this specific case this increase is very small so would not be considered to result in any harmful impact to the openness of the Green Belt.

In terms of design, the Borough Design Guide states that two storey side extensions should be clearly subservient to the host property, by being set-back from the frontage,

with a lower height and set-in from the plot boundary. It also advises that there may be exceptions where it would be more appropriate to design a seamless continuation. In this respect, given the location of the proposed two storey side extension at the end of the row of buildings, the above guidance is considered relevant. The proposed two storey side extension would have the same length and height of the existing building, appearing a seamless continuation of the original property. It has been designed to have similar window proportions and external finishing materials to those of the original property, which would result in a positive addition that would not detract from the character and appearance of the host dwelling or surrounding area.

The proposed enlargement of the existing terrace area to the side/rear of the property would be considered a modest addition that would not significantly harm the character and appearance of the surrounding area.

As such, the impact of the proposal upon the openness and character of the Green Belt and designated Countryside would be acceptable. The proposal would therefore comply with the NPPF, policies CP11 and CP12 of the Core Strategy, policy TB01 of the MDD Local Plan and the principles contained in the Borough Design Guide.

Neighbouring Amenity: The host dwelling occupies a large plot with undulating countryside making up the rear of the property. The nearest neighbour, Coachman's Cottage is located to the front and separated by a distance of approximately 14 metres, and towards the south-east side, the adjoining property Flint Barn would be over 8 metres apart from the flank wall of the proposed side extension. As such, no unacceptable overshadowing or overbearing impact would occur.

In terms of privacy, the proposed first floor windows to the rear would overlook the open countryside, and whilst the front would be directly facing Coachman's Cottage property, given the extensive separation distance there would be no detrimental impact upon the private amenity area of this neighbouring dwelling. In addition, the site visit confirmed that property Flint Barn has no side windows on its side elevation, therefore the proposal would not result in any detrimental impact upon this neighbour.

Amenity Space: The proposal would increase the footprint of the dwelling. However, the proposal site is a large plot, and the remaining amenity space would be of a size that would accord with the Borough Design Guide and would be able to accommodate typical garden activities. As such, no harmful impact would be anticipated in this aspect.

Landscape and Trees: No objection has been raised by WBC Landscape & Trees subject to the imposition of the arboricultural related conditions imposed on the previous application.

Ecology: The application site is located within habitat which matches that where bat roosts have previously been found in the borough and adjacent to a woodland which is a priority habitat (as defined in the NPPF) and provides optimal habitat for use by foraging and commuting bats. The Preliminary Bat Roost Assessment prepared by GS Ecology (June 2026) states that there is no evidence of bat roosts and there is negligible potential for bat roosts on site.

NatureSpace have reviewed the development and raise no objection with regard to the potential impact upon Great Crested Newts. An informative has been included on the decision notice which includes precautionary measure the applicant can take to reduce the likelihood of impacts to GCN:

Conclusion: For all the above, the proposal is acceptable and the application is recommended for approval.

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:	Not required
Recommendation:	Approve
Date:	6 August 2026
Earliest date for decision:	16 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	6 August 2026

PLANNING CONSTRAINTS/STATUS

- *Bat Roost Habitat Suitability*
- *Countryside*
- *Green Belt*
- *Tree Preservation Orders*