

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252733
Address:	White Cottage, Bearwood Path, Winnersh, RG41 5EY		
Proposal:	Householder application for the proposed erection of an outbuilding to create ancillary annex following demolition of existing detached garage and carport. (part-retrospective)		
Heritage Asset:	White Cottage – Grade II listed building, since 1987. Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Previously.		

Summary Of Recommendations

No objection.

Comments On Proposal

A detached outbuilding consisting of a garage and a gym facility was previously approved under 232215 in the same location of the now proposed detached residential annexe. As the now proposed annexe is of much the same size and height as the previously approved outbuilding. Whilst from a heritage stance a shorter outbuilding would be preferable had been expressed at the time of commenting on the recent annexe pre-application (251657) as better protecting the setting of the listed cottage, there is otherwise no objection, given the scheme previously approved.

Furthermore, it noted seemingly in response to the pre-application comment to then proposed car parking layout it has been accordingly amended to so the parking spaces are located away from the listed cottage.

In conclusion overall there is no objection raised from a heritage stance.

Conditions

External materials and finishes to be as stated on Drawing A1/452/02 Details of Proposed Elevations, unless otherwise agreed in writing by the local planning authority prior to changes being made to the external materials and finishes.

Date:	19/12/2025	Signed:	Keith Frost Built Heritage Officer
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