

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242577
Site Address:	South Scarletts, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD
Expiry Date:	19 November 2025
Advert Publication Date:	10 December 2024
Site Notice Date:	20/12/2024
Site Visit Date:	14/01/2024
Proposal: Application for listed building consent for the proposed erection of a single storey side extension with installation of roof lights, following the demolition of the breakfast room.	

PLANNING CONSTRAINTS/STATUS

- Grade II 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
233115	Application for Listed Building consent for the proposed erection of a single storey side extension, internal alterations and changes to fenestration following demolition of the existing breakfast room and oil tank.	Refused 04 April 2025
233114	Householder application for the proposed erection of a single storey side extension, internal alterations and changes to fenestration following demolition of the existing breakfast room and oil tank	Refused 04 April 2025
231492	Householder application for the proposed erection of a single-storey side extension with the insertion of roof lights following demolition of the breakfast room, plus internal alterations, and changes to fenestration.	Refused 29 September 2023

231493	Application for Listed Building Consent for the proposed erection of a single-storey side extension with the insertion of roof lights following demolition of the breakfast room, plus internal alterations, and changes to fenestration.	Refused 29 September 2023
192751	Householder application for the proposed erection of a single storey side extension with the insertion of 3 no. roof lights following demolition of existing outbuilding and breakfast room, plus internal alterations, and changes to fenestration.	Refused 20 December 2019
192752	Application for Listed Building Consent for the proposed erection of a single storey side extension with the insertion of 3 no. roof lights following demolition of existing outbuilding and breakfast room, plus internal alterations, and changes to fenestration.	Refused 20 December 2019
1850/72	Alterations	Approve 23 November 1972
PD/787/72	Single storey extension	Approve 23 November 1972
1576/72	Extensions	Approve 28 September 1972
1575/72	Convert shed to staff accommodation	Refused 28 September 1972
PD/1260/70	Ballroom and WC	Refused 23 June 1970
O/538/60	Outline – two detached houses on land	Refused 5 January 1961
763/55	Outline – 3 detached dwellings on grounds	Refused 15 November 1955
762/55	Convert to 3 separate dwellings	Approve 19 October 1955
313/55	Use as boys prep school	Approve 25 May 1955
236/55	Outline – Residential development on grounds	Refused 22 April 1955

997/54	Outline – res development on grounds and convert to 3 flats	Refused 17 January 1955
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CONSULTATION RESPONSES

WBC Conservation	Further information requested.
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REPRESENTATIONS

Not applicable.

APPRAISAL

Site Description and Proposed Development:

The application site comprises a two-storey semi-detached dwelling situated on the north-western side of South Scarletts Lane, within an open countryside setting. The surrounding area is characterised by a linear row of dwellings along the western end of Scarletts Lane, bordered by open fields and interspersed with mature vegetation.

The application proposes alteration to ‘South Scarletts’, the southernmost portion of the Grade II listed Scarletts, formed predominantly from the 18th century service wing with later 20th century alterations. The proposed scheme includes the removal of a glazed garden room dating from the 1970s with associated reduction of walling and removal of a window as to allow for an enlarged opening leading to a new single storey side orangery structure.

The current application represents the fourth iteration of previous schemes, which broadly sought to extend and alter the same area, but on a larger footprint and with greater loss of historic fabric. Such schemes were not considered acceptable due to their impact upon the fabric and plan form of the building, leading to harm to the building’s significance. The proposals as presented in the current application have sought to address these issues through the reduction in proposed form and massing, along the retention of a higher quantity of historic fabric.

The proposal complies in terms of:

Impact on heritage asset:



Impact on Heritage Asset

TB24 of the MDD Local Plan states that the Council will conserve and seek the enhancement of designated heritage assets in the Borough by:

‘Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building...

...Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.’

Listed building consent is sought for the erection of a single storey side extension. The Council's Built Heritage Officer has reviewed this application and initially noted that previous, larger schemes in this area were unacceptable due to their impact on historic fabric and plan form. The current proposals reduce massing and retain a greater proportion of historic fabric, addressing earlier concerns. The Heritage Officer considers that the proposed orangery is sympathetic to the host building in form, materials, fenestration, and proportion, achieving a high standard of architectural design appropriate to a building of significance.

While the 1970s garden room is of limited historic or architectural value and its removal raises no concerns, the Heritage Officer advises that the early 20th-century casement window to be removed should be carefully dismantled and stored for potential future reuse to preserve evidence of the building's evolution.

Overall, the principle of the scheme is considered acceptable from a heritage perspective, however, further clarification was requested regarding: the alignment of the orangery with existing garden walling and the oil tank; the stepped boundary wall and its relationship to Scarletts Close; drainage and rainwater downpipe arrangements; attachment of the extension to the existing listed fabric; internal treatment of previously external wall surfaces; and potential overlooking or noise impacts from roof lanterns. These points were necessary to ensure no harm to historic fabric or the significance of adjoining listed structures.

The applicant subsequently submitted revised drawings and supporting information on 29/08/2025. These clarified the orangery's position relative to the oil tank and garden walling, resolved the side wall alignment, confirmed acceptable rainwater management, and provided acceptable details for the attachment of the roof and roof lanterns. The proposed steelwork supporting the enlarged internal opening was clarified, and the use of breathable lime-based plaster was confirmed for retained historic fabric. Amendments also included a parapet wall with lead flashing to waterproof the junction with Scarletts Close.

Following these submissions, the Built Heritage Officer confirmed that the proposals are acceptable from a heritage perspective, although some minor clarifications regarding structural details and the interface with adjoining fabric shown on the submitted plans were still required.

Additional plans, elevational drawings, and sectional details were received on 20/10/2025 addressing these points. The Heritage Officer considers that the submitted details adequately resolve the issues raised and raises no further objections, subject to pre-commencement conditions securing the materials and finishes of the proposed extension to safeguard the building's special architectural and historic interest. Suitable conditions will be attached to any approval.

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:	Yes
Recommendation:	Approval
Date:	5 November 2025
Earliest date for decision:	19 September 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	06.11.2025