

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260605
Site Address:	Hennerton House, Hennerton, Wargrave, Wokingham, RG10 8PD
Expiry Date:	11 June 2026
Site Visit Date:	19 May 2026
Proposal: Householder application for the proposed erection of an outbuilding following demolition of existing outbuilding.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment DM8 - Restoration of Minerals and Waste Developments DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM11 - Water Resources DM14 - Ancillary development DM15 - Site History

Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Wargrave Parish Design Statement
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PLANNING HISTORY		
Application No.	Description	Decision & Date
240273	Householder application for the proposed enclosed swimming pool with glass link attachment to the garden room.	Refused: October 2025
231525	Householder application for the proposed enclosed swimming pool with glass link attachment to the garden room (part-retrospective).	22 September 2023 Refused
221602	Householder application for the proposed erection of two connected outbuildings following the replacement of a garden outbuilding; one to the top level which sits on stilts with an associated balcony (retrospective), and one to the lower level (part-retrospective).	Approved 4 August 2022
200215	Application for a certificate of existing lawful development for the Implementation of planning permission reference 163603 'Householder application for the replacement of existing garage/storage building with an annexe to create habitable accommodation'.	Approved 3 April 2020
163603	Householder application for the replacement of existing garage/storage building with an annexe to create habitable accommodation.	Approved 8 March 2017
111994	Proposed erection of two first floor rear extensions to dwelling plus portico at first floor level, infilling of part of the ground floor to form a vestibule with provision of French windows on ground and first floors to match existing. Also, extension of rear terrace.	Approved 13 June 2011- (Not implemented apart from French windows)
102274	Proposed erection of two first floor rear extensions to dwelling plus single storey front extension to form conservatory.	Approved 30 July 2010- Not implemented
21994	2 Bungalows	Approved 23 August 1984
PD/23/59	Garage	Approved 10 February 1959

228/57	Reconstruction and Alterations to North Wing	Approved 12 November 1957
175/52	Adoption of the central portion of the house to form separate accommodation at Hennerton House.	Approved 16 April 1952
33651	Stable to detached dwelling	Approved 14 December 1951

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection

WBC Landscape and Trees – No objection subject to conditions

WBC Ecology – No comments

External

None

REPRESENTATIONS

Wargrave Council	Parish	No objection subject to the outbuilding being ancillary to the host dwelling
Ward Member(s)		No comments received
Neighbours		No comments received

APPRAISAL

Site Description: Hennerton House is accessed along a private way from Wargrave Road and the grounds sit on steeply sloping land. The Hamilton House Estate is an extensive and historically significant area of land, located off Wargrave Road to the north of the Borough. The dwelling at Hennerton House is a non-designated heritage asset.

Hennerton House has extensive gardens and the site is covered in its entirety by a woodland tree protection order (TPO-0002-1951 – Area W2).

The site is located outside settlement limits within the designated Green Belt.

Proposal: This application seeks planning permission for the erection of a new outbuilding within the grounds of Hennerton House, towards the southeastern side of the plot, which would replace an existing outbuilding in this location.

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.

Development within the Green Belt and Countryside: The application site is located within designated Green Belt and outside of settlement limits in the Countryside. The Government attaches great importance to Green Belts, with national policies for the protection of Green Belt land covered by Chapter 13 of the National Planning Policy Framework (NPPF). Paragraph 142 of the NPPF states that, “The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”. Paragraph 143 of the NPPF states that the Green Belt serves 5 purposes, the one most relevant to this proposal is, “(c) to assist in safeguarding the countryside from encroachment”.

Paragraph 153 of the NPPF states that, “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF states that the LPA should consider the construction of new buildings in the Green Belt as inappropriate, however, exceptions to this include:

(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

Furthermore, while not directly relevant to this case, MDD Local Plan policy TB01 defines a “limited” increase in scale to an existing dwelling as a cumulative increase of generally no more than 35% increase in volume over and above the original dwelling. While specifically directed towards proposals for extensions to existing dwellings within the Green Belt, it is a useful guideline for assessing any cumulative increase in volume of built form on a site following the erection of a replacement building.

Volume calculations have been submitted as part of the application. Following an assessment of these, the submitted plans and the site’s planning history, the agreed volume calculations are that the proposed outbuilding would result in a 67m³ increase from the existing outbuilding it is intended to replace, with the volume of the proposed dwelling being 267m³, compared to the volume of the existing being 200m³. This would equate to an approximate increase of 33.5%.

It is also of relevance that the perceived increase in scale is limited in nature, primarily arising from a relatively modest increase in height. Importantly, this change does not materially alter the overall siting or spatial footprint of the structure, with the replacement outbuilding occupying a position that is closely aligned with that of the existing. As such, the proposal maintains a strong degree of consistency with the established built form on the site, ensuring that any change in scale is contained and does not result in a materially different structure as per the wording of the relevant NPPF policy listed above.

Regarding its use, the application form states that the replacement outbuilding would be used primarily for storage and as a study. This is largely consistent with the use of

the current outbuilding to be replaced and also demonstrates a clear degree of subordination in land-use terms to the dwellinghouse itself.

The above clearly demonstrates that the proposal would not result in a materially larger structure than the existing and would be in the same use. Accordingly, the development is considered to fall within the exception criteria stipulated in paragraph 154(d) of the NPPF and, by definition, would not be inappropriate development in the Green Belt and therefore acceptable in principle subject to a wider assessment of other matters.

Impact on Openness & Character

Whilst it has been demonstrated that the proposal would not constitute inappropriate development in the Green Belt, it should be noted that an assessment of a developments acceptability in the Green Belt is not limited to this.

Despite its similar location, the introduction of a replacement outbuilding on the site has the potential to impact upon the openness of the Green Belt, thus requires special consideration.

MDD Local Plan policy TB01 states that development proposals will only be permitted where they maintain the openness of, and do not conflict with the purposes of including land in, the Green Belt. This is consistent with Section 13 of the NPPF. There is no definition of openness in the NPPF, however in Green Belt context, it is generally held to refer to the freedom from, or the absence of, development. Development does not necessarily need to be visible in order to harm the openness of the Green Belt.

There is no distinctive pattern of built form in the enclave of dwellings situated between Wargrave Road, Kentons Lane and Penny Lane, with no set rhythm of gaps between buildings, varying sizes of plots and buildings (and outbuildings), as well as varying separation distances between buildings and the adjacent private road. The proposed replacement outbuilding would be sited in a virtually identical location to the existing outbuilding, with a similar footprint. Where the proposal would result in an increased ridge height, the impact of this relatively limited increase would only be experienced within the immediate setting. Accordingly, when considering the fundamental contribution of the site's built form to the wider open character of the Green Belt setting, there would not be a significant impact.

From a design perspective, the replacement outbuilding, whilst incorporating modern features, would not appear unduly prominent or visually intrusive. It would comprise a simple form, constructed in timber cladding with standard glazed openings, and is considered to be sympathetic to the rural character of the site

It is also relevant to note that the existing outbuilding is in a deteriorating condition and makes, at best, a neutral contribution to the character and appearance of the site. Its replacement with a new, well-maintained structure of improved quality would positively enhance the setting in this respect, representing a clear visual and functional improvement over the current situation.

Overall, while a limited and localised change to the visual appearance of the site would occur, the proposal would not have a significant spatial impact on the openness of the Green Belt for the reasons outlined above. It is therefore considered that the minimal

increase in built form identified would not negatively affect the character of the Hamilton House estate, in accordance with the aims of Development Plan policies TB01, CP1, CP3 & CP11.

Very Special Circumstances

As set out in paragraph 153 of the NPPF, there are circumstance where development should not be approved except in 'very special circumstances'. These circumstances will not exist, except where potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

As the proposal has not been considered inappropriate development in the Green Belt, nor would it adversely impact the openness of the site, very special circumstances are not deemed relevant in this instance, nor have they been indicated by the applicant.

Neighbouring Amenity: Due to the modest scale of the outbuilding combined with separation to neighbouring sites, there are no concerns on neighbouring amenity grounds.

Flooding and Drainage: No objection has been raised by WBC Drainage.

Landscape and Trees: The application site straddles two Landscape Character Areas as defined in the 2019 Landscape Character Assessment. The western part of the site falls within the Remenham Wooded Chalk Slopes, whilst the eastern part lies within the Wargrave–Twyford Arable Chalk Lowlands. The proposed outbuilding would be situated within the latter area. The site itself is characterised by a heavily wooded setting, interspersed with areas of open lawn and more formalised garden spaces in closer proximity to the dwelling. The existing garden shed is well screened by established trees.

The entirety of the site is subject to a Protected Woodland designation (W2), as defined in the 1951 Tree Preservation Order, which describes the area as “an area of woodland, mainly young hardwoods, forming part of the Hamilton House Estate, in the Parish of Wargrave, extending north from a point on the eastern sides of the Wargrave-Henley Road (A321) near the Quarry on that road” (Ref: TPO-0002-1951, p.27).

The proposal seeks to replace a deteriorating garden outbuilding with a new structure of a similar function, located broadly within the same position. The applicant has submitted comprehensive supporting information, including detailed responses to queries raised by the Trees Officer relating to tree protection and construction methodologies within the TPO woodland. An Arboricultural Report and Tree Protection Plan prepared by David Randall Tree Consultancy (March 2026) has been provided, setting out measures to safeguard retained trees during construction.

Whilst the proposal would result in some encroachment into Root Protection Areas (RPAs), the replacement structure would be sited on the footprint of the existing shed, thereby limiting additional impact. Any incursion into the RPAs of adjacent protected trees is minimal and is not considered likely to result in significant harm. Further clarification regarding foundation design and construction methods has been reviewed and is considered acceptable.

Subject to appropriate conditions securing the protection and retention of trees on site, in accordance with the submitted information, no objection is raised.

Ecology: A bat survey has been carried out on the existing outbuilding and the submitted in support of the application. Informed by the results of the survey, it is concluded that there is negligible potential for roosting bats within the outbuilding, such that no further survey effort is required.

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:	Yes
Recommendation:	Approve
Date:	1 June 2026
Earliest date for decision:	13 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	01/06/26

PLANNING CONSTRAINTS/STATUS

- Berkshire Biodiversity Opportunity Area
- Berkshire Habitat Inventory – Priority Habitat
- Bat Roost Habitat Suitability
- Green Belt
- Countryside
- Landscape Character Assessment Area
- Mineral Site Consultation Area
- SSSI Impact Risk Zones
- Tree Preservation Orders - *On land adjacent to the Wargrave to Henley Road (A321) and including the grounds of Hennerton House and other dwellings, Wargrave Road, Wargrave*