

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250326
Site Address:	Old Grain Store, Swallowfield Road, Arborfield, RG2 9LA
Expiry Date:	11 March 2025
Proposal: Application for non-material amendment to planning consent 230252 to allow changes to internal layout and fenestration including additional roof lights.	

PLANNING HISTORY

Application No.	Description	Decision & Date
45198	Erection of 2 cottages and garages following demolition of grain store and 5 silos	Refused 15/12/1995; appeal dismissed 20/07/1996
F/2006/8904 (060053)	Proposed change of use of land from Agricultural to Residential (C3) plus erection of one detached dwelling with garage. Demolition of existing grain stores and silos.	Refused 24/11/2006; appeal dismissed 10/01/2008
F/2007/0515 (071740)	Proposed change of use of land from Agricultural to Residential (C3) plus erection of one detached dwelling with garage. Demolition of existing grain stores and silos. Resubmission of F/2006/8904.	Refused 04/05/2007; appeal dismissed 10/01/2008
F/2007/0518 (070002)	Proposed change of use from Agricultural to Light Industrial (B1(c)). Conversion of existing grain store and demolition of 5 grain silos	Refused 09/05/2007
MB/2014/1574 (142942)	Application for prior approval for the proposed change of use of existing agricultural building to three dwelling houses.	Approved 08/09/2014
162697	Full planning application for the proposed change of use from agricultural land to residential curtilage.	Refused 05/12/2016
221566	Prior approval submission for the conversion of an existing agricultural barn into 1 no. dwelling and conversion of existing grain silos into 4 no. dwellings.	Refused 08/07/2022
222484	Prior approval submission for the proposed change of use of an existing agricultural barn to 1 no. dwelling and existing grain silos to 2 no.	Approved 31/10/2022

	dwellings, with associated works.	
230252	Full application for the proposed conversion of existing agricultural barn to a residential dwelling including solar panels and associated access, parking and landscaping, following partial demolition of existing barn. Proposed erection of a detached, single storey garage with 2no. air source heat pumps and detached, single storey annex following demolition of 5 no. existing silos.	Approved 2/11/23

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

The changes to the approved scheme includes:

- Small internal layout (larder replaced with shower; playroom swapped with bedroom 4)
- Small rooflights to first floor rooms removed
- Protruding two storey slot windows of black colour added to east and west elevations
- New window to master lounge, playroom and bedroom 4 added
- Window to pool room removed
- Window to utility room dimensions changed
- Roof lights made upstand & separated from wall glazing
- North elevation glazed wall reduced to narrow slot windows

Some of the external changes would be visible from a public viewpoint along Swallowfield Road, with some not being as visible from a public location. These alterations would however not materially alter the approved development. the nature of the application site with significant separation distance and the side boundaries comprising of mature and established trees/vegetation of significant height which would prevent any overlooking concerns onto neighbouring dwellings.

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

Recommendation:	Approve – the change is non-material.
Date:	10 March 2025

Earliest date for decision:	4 March 2025
Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.03.2025