

## **DELEGATED OFFICER REPORT**



**WOKINGHAM  
BOROUGH COUNCIL**

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                                                                                                                                           | 252948                                          |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                                                                                                 | Marron Remise, Kentons Lane, Wargrave, RG10 8PD |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                                                                                                                                  | 12 March 2026                                   |
| <b>Proposal:</b> Application to vary condition 2 of planning consent 250567 for the proposed erection of 1 No. self-build dwelling with associated parking and landscaping following the demolition of the existing dwelling. Change of use of land to residential. Condition 2 refers to the approved drawings, and the variation is for the substitution of plans. |                                                 |

| <b>PLANNING POLICY</b>                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP4 – Infrastructure Requirements<br>CP6 – Managing Travel Demand<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals<br>CP11 – Proposals Outside Development Limits<br>CP12 – Green Belt                                                                                                                                                                                                                                                         |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC06 – Noise<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB01 – Development within the Green Belt<br>TB07 – Internal Space Standards<br>TB11 – Core Employment Areas<br>TB21 – Landscape Character<br>TB23 – Biodiversity and Development                                                                    |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS2 – Spatial strategy and settlement hierarchy<br>SS5 – Development in the countryside<br>SS6 – Development in the Green Belt<br>CE1 – Design principles for efficient buildings<br>CE3 – Environmental standards for residential development<br>CE7 – Low carbon and renewable energy generation<br>CE8 – Protecting renewable energy generation<br>C1 – Active and sustainable transport and accessibility<br>C2 – Mitigation of transport impacts and highway safety and design<br>C3 – Active travel |

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | C4 – Green and blue infrastructure and public rights of way<br>C5 – Parking and electric vehicle charging<br>H6 – Self-build and custom build<br>NE2 – Biodiversity net gain<br>NE4 – Trees, woodland, hedges and hedgerows<br>NE5 – Landscape and design<br>NE6 – Valued landscapes<br>DH1 – Place making and quality design<br>DH2 – Safeguarding amenity<br>HC5 – Environmental protection<br>HC7 – Light pollution<br>HC8 – Noise pollution |
| <b>Other</b> | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Affordable Housing Supplementary Planning Document<br>Wargrave Parish Design Statement                                                                                                                                                                                                                                                                       |

| <b>PLANNING HISTORY</b> |                                                                                                                                                                                                      |                                                                |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Application No.         | Description                                                                                                                                                                                          | Decision & Date                                                |
| 062709                  | Application for a certificate of existing lawfulness for use of building as separate dwelling.                                                                                                       | Approved<br>20/10/2006                                         |
| 171653                  | Full planning application for the proposed erection of a single dwelling following demolition of existing dwelling.                                                                                  | Refused<br>26/06/2017,<br>Dismissed at<br>Appeal<br>06/03/2018 |
| 250567                  | Full application for proposed erection of 1 No. self-build dwelling with associated parking and landscaping following the demolition of the existing dwelling. Change of use of land to residential. | Approved<br>08/08/2025                                         |
| 252440                  | Application for non-material amendment to planning consent 250567 to allow changes in ground levels and relocation of cycles and bin stores.                                                         | Refused<br>14/11/2025                                          |

| <b>CONSULTATION RESPONSES</b>                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Internal</b>                                                                                                                                                                                  |
| WBC Drainage – No objection<br>WBC Highways – No objection<br>WBC Landscape and Trees – No objection subject to previous conditions<br>WBC Ecology – No objection subject to previous conditions |
| <b>External</b>                                                                                                                                                                                  |
| None                                                                                                                                                                                             |

## REPRESENTATIONS

|                     |                      |
|---------------------|----------------------|
| Parish/Town Council | No objection         |
| Ward Member(s)      | No comments received |
| Neighbours          | No comments received |

## APPRAISAL

### Description of Development:

This application seeks permission to vary condition 2 of planning consent 250567. Condition 2 relates to the approved plans and the proposed variation is to allow the substitution of drawings. The submitted plans show that an undercroft storage area for bins and cycles will be introduced at the northern end of the proposed building to replace the external cycle and bin store.

### 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 site is located outside of settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that proposals outside of development limits will not normally be permitted except where it does not result in an inappropriate increase in scale, form or footprint of the original building. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

### Impact on Green Belt:

The application site is located in the Green Belt, however, the proposed undercroft does not alter the footprint or volume of the proposal, and as such it is deemed that the variation will not have any impact upon the Green Belt or its openness.

### Character of the Area:

The proposed undercroft and omission of the external cycle store poses no harm to the character of the area.

### Neighbouring Amenity:

The proposed introduction of the undercroft poses no harm to neighbouring amenities.

### Residential Amenity Space:

The undercroft will not impact upon the external amenity areas at the property.

**Highway Access and Parking Provision:**

The Council's Highways Officer is satisfied that the dimensions for the proposed undercroft are acceptable, and as such they have no objection.

**Conclusion:**

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for 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 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.

**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.

**RECOMMENDATION**

|                                    |               |
|------------------------------------|---------------|
| <b>Conditions agreed:</b>          | Not required  |
| <b>Recommendation:</b>             | Approve       |
| <b>Date:</b>                       | 11 March 2026 |
| <b>Earliest date for decision:</b> | 5 March 2026  |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | 12/03/26                                                                            |

**PLANNING CONSTRAINTS/STATUS**

*Insert where relevant*