

Appeal 6013028

Appeal questionnaire

Submitted on 10 September 2026.

Appeal type	Householder
Appeal site	Owl End, Willow Lane, Wargrave, RG10 8LG
Agent contact details	H Venners henry.venners@jppc.co.uk 01865326823
Application number	260923

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	No
Conservation area	No
Green belt	Yes

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Consultee List - Original.pdf (/document/92d17823-4113-4042-b988-b6f50e03c4bf)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation Neighbour General Sent.pdf (/document/8e34f7b5-1958-4169-957b-5696daeb523b)
Upload the appeal notification letter and the list of people that you notified	Consultee List - PINs.pdf (/document/734b3b97-d372-4849-876f-06f6305376c2) Consultee letter - DS.docx (/document/d32ec32c-709f-4b47-a7be-130be3b98426)

Consultation responses and representations

Representations from other parties	Yes
Upload representations from other parties	Comments_WargraveParishCouncil_260923_4788242_20260519_134003.pdf (/document/2aa0f2bc-398e-43b9-b38f-ca2391d14566) Drainage Response 1 BN.docx (/document/49cbe1ca-9a7d-4f12-a277-e0eb31abd32b)

Planning officer's report and supporting documents

Upload planning officer's report	Signed Officer Report Draft Decision Notice.docx (/document/40378266-91b0-4f67-949b-6a5cbe862408) Signed Officer report general.docx (/document/7e175f4a-60bb-4186-964a-91ea1732f35f) Decision Notice.pdf (/document/bf36fa92-dd57-4769-b0cd-d7185834fc96)
Upload the plans, drawings and list of plans	Proposed Parking Plan..pdf (/document/b6b49aae-1d94-488c-ab3e-03716d5842d0) Attachment Summary.pdf (/document/dc30bbde-77bc-4c2f-b082-233d175c4bbd) Proposed Plans and Elevations.pdf (/document/bfe0aeac-3afa-48f0-ba3b-53f54b3532b4) Volume calculation.docx (/document/f10b09ce-ed18-4e1b-902b-651f0daa8fc2) Existing Parking Plan.pdf (/document/5f20a11d-ddf5-4670-b2d1-7b6bbc042569) Location Plan.pdf (/document/faee8219-5c06-4cab-acc0-909b18e64b28) Block Plan.pdf (/document/bff1b34f-d252-4235-bbac-934054f24f1a) Planning statement inc. FRA.pdf (/document/057c715b-78fa-4929-89d2-d48a39973127)

Do you have any relevant policies from your statutory development plan?	Yes
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Policies from statutory development plan	CP9 - Core Strategy.pdf (/document/82f1d306-d506-4e80-bbf3-00267934ec8b) CP11 - Core Strategy.pdf (/document/a2029a23-e142-46f4-8f2d-0a2d7cb13c33) CP6 - Core Strategy.pdf (/document/7e0021d3-f80c-4c92-8247-1836a4a774ac) TB01 MDD Local Plan.pdf (/document/8b12a543-4f35-409b-91e6-234f384217f5) CC02 MDD Local Plan.pdf (/document/3316d73b-e1c7-40b4-aa9d-56dc20bc7bb7) CP1 - Core Strategy.pdf (/document/e4e36c49-fc64-400b-9341-627c60fb17fe)
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[CC01 MDD Local Plan.pdf \(/document/73feb128-d855-4a70-9496-7422902d46fd\)](#)
[CP2 - Core Strategy.pdf \(/document/edd515e5-33cb-4b5c-902f-8fbd24ec671b\)](#)
[Core Strategy Front Cover.pdf \(/document/84101139-ac77-4db7-8220-97e0690152f9\)](#)
[Adopted MDD February 2014 front cover.pdf \(/document/6aa10ab3-6682-41e6-bd7c-9fd613fe7272\)](#)
[CC09 MDD Local Plan.pdf \(/document/d4ba8b57-4400-42ad-9b44-a1277c9bf94d\)](#)
[CP12 - Core Strategy.pdf \(/document/7fdf95d0-4906-4c0c-8d62-bdf3340834e8\)](#)
[CC10 MDD Local Plan.pdf \(/document/e147b7dc-ddcd-4031-9d3d-d28fa0108663\)](#)
[TB02 MDD Local Plan.pdf \(/document/b1f9df94-e74c-4487-ad39-da475e61d13e\)](#)
[CC07 MDD Local Plan.pdf \(/document/4b607b7c-7e5c-46ae-a487-df19df93186e\)](#)
[CP3 - Core Strategy.pdf \(/document/4319b62e-afc0-4df3-92d7-f3976d062707\)](#)

Emerging plans

Yes

Upload emerging plan and supporting information

[Reg 24 Notice draft stage 2 hearings.pdf \(/document/62cff47d-ac1e-4440-95da-bc1a377103c3\)](#)
[Emerging Local Plan.pdf \(/document/839a7201-ddd3-4894-9d15-d657a9bee98e\)](#)

Supplementary planning documents

Yes

Upload supplementary planning documents

[SPD on Sustainable Design and Construction Guidance Note.pdf \(/document/1401b51e-c90c-4e5e-9c45-027206163f03\)](#)
[Wargrave PDS.pdf \(/document/bb6116b8-a2e8-44ee-9310-07b08eed82ad\)](#)
[SPD on Sustainable Design and Construction.pdf \(/document/fd91b51f-85b7-47c8-ac9b-44415ef13784\)](#)
[~Borough Design Guide Interactive SPD~.pdf \(/document/8e9763b4-1319-4e8a-a253-7f743f3a0fc6\)](#)

Site access

Access for inspection

Yes

Most likely no - We are not 100% sure, as the site has not been visited by the planning officer and you can not get there on Google Streetview but its quite far back from the road

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks	No
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Appeal process

Appeals near the site	No
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Extra conditions	Yes 1 - The development hereby permitted shall begin not later than three years from the date of this decision. Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004). 2 - The development shall be carried out in accordance with the approved plans. XYZ received by the Local Planning Authority on DATE Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved 3 - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the development hereby approved shall be of similar appearance to those used in the existing building Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3 4 - The garage/car port hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling known as Owl End and shall not be used as a separate unit of accommodation, for commercial purposes, or for any other independent use. Reason: To ensure that the building remains incidental to the host dwelling and to safeguard the openness of the Green Belt and character of the countryside 5 - Prior to commencement of development, details of a surface water drainage scheme for the garage and associated hardstanding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented and retained. Reason: To ensure that surface water runoff is appropriately managed, to prevent an increase in flood risk on or off site and to secure a satisfactory drainage strategy for the development.
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Have there been any significant changes that would affect the application?	National policy change The NPPF has been updated since the time of the decision. The NPPF26 does not fundamentally undermine the refusal reason. The garage is a new freestanding building, not
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an extension. It therefore does not benefit from a Green Belt exception. Even if treated as an extension, the cumulative additions to the original dwelling are disproportionate. The proposal therefore remains inappropriate development in the Green Belt attracting substantial weight against it.

Whilst the previous Green Belt exceptions contained within paragraph 154 of the 2024 NPPF have been reorganised into Policy GB7, the underlying intent remains materially the same insofar as it identifies forms of development which are not inappropriate in the Green Belt.

Neither the NPPF26 nor the development plan policies make any specific provision for detached domestic outbuildings to be treated as not inappropriate development within the Green Belt. The proposed garage remains a new freestanding building rather than an extension to the dwellinghouse and does not fall within any of the exceptions identified in Policy GB7.

Even if the proposed garage were to be regarded as an extension for the purposes of Policy GB7, the Council maintains that, when assessed cumulatively with the substantial historic enlargements of the dwelling and associated buildings, it would constitute a disproportionate addition over and above the size of the original building. The proposal therefore remains inappropriate development in the Green Belt and substantial weight should continue to be attached to that harm.

Accordingly, the Council does not consider that the publication of the NPPF 2026 materially alters the planning balance or undermines the reasons for refusal.

Original Evidence

Did the applicant submit a design and access statement with the application?	No
What documents and plans did you use to make your decision?	9420 BP2 Block Plan 9402/OE/L03 Location Plan HV/9402 Planning statement inc. FRA 16/04/2026 052-100 Proposed Plans & Elevations 022-101 Proposed Parking Plan
