

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261655
Site Address:	The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB
Expiry Date:	9 September 2026
Site Visit Date:	7 January 2025 (for the original scheme)
Proposal: Application to vary condition 2 of planning consent 252550 [to vary condition 2 of planning consent 242951 for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing outbuilding. Condition 2 refers to the approved details, and the variation is to reduce the enlargement of the lower ground floor level.] Condition 2 refers to the approved details and the variation is to change the approved plan drawing numbers to ensure accurate floor area figures.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside SS6 – Development in the Green Belt C5 – Parking and electric vehicle charging FD1 – Development and flood risk (from all sources)

Update (LPU)	FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
261565	Application for non-material amendment to condition 2 (approved plans) of planning permission 252550 to update the scale of the drawings.	Withdrawn 14/07/2026
252550	Application to vary condition 2 of planning consent 242951 for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing outbuilding. Condition 2 refers to the approved details, and the variation is to reduce the enlargement of the lower ground floor level.	Approved 15/12/2025
250964	Application for submission of details to comply with the following condition of planning consent 242951 dated 07/03/2025. Condition 3. External Materials. 5. Ecological Enhancements. 6. Drainage Details.	Approved 12/06/25
242951	Householder application for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration	Approved 07/03/25

	following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing outbuilding.	
233178	Application for a certificate of lawfulness for the proposed erection of 2no. detached outbuildings.	Approved 20/02/2024
232500	Application for a certificate of lawfulness for the proposed erection of a single storey detached outbuilding.	Approved 04/12/2023
231902	Application for a certificate of lawfulness for the proposed erection of a detached outbuilding to form a triple garage.	Approved 21/09/2023

CONSULTATION RESPONSES

Internal

WBC CIL – Development would not be CIL liable

External

None.

REPRESENTATIONS

Parish/Town Council	No objection from Wargrave Parish Council
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to an extended chalet bungalow on Penny Lane – a no through road and bridleway. The site is located within the Green Belt and Countryside. The levels of the site are staggered, with higher land to the western side of the site and then declining in gradient as moving towards Penny Lane. Along with the main house, the site contains a detached outbuilding and tennis court. Generally, the site is well screened by vegetation.

Proposal:

Householder planning permission was granted for various alterations to the existing dwelling and the construction of a new outbuilding under application 242951 (referred to as the 'original scheme'). The proposal included the following:

- Erection of a part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light.
- Raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights
- Adjoined timber log store

- Canopy roof to the West Elevation with changes to fenestration following demolition of a side porch, plus removal of a central chimney.
- Demolition and rebuilding of outbuilding

Subsequently an application under s73 was submitted and approved to vary condition 2 (approved plans) of the original permission. The variation sought to reduce the scale of the ground floor extension originally approved and also some fenestration alterations. The variation was sought due to the cost of construction. It is that s73 permission that is sought to be varied under this current s73 application.

The proposed variation under this application seeks to overcome an issue surrounding discrepancies in the Council's floor area calculations for CIL purposes. As can be seen in the planning history, an NMA was submitted for the same proposal as this current s73. However, upon consultation with the WBC CIL team, it was advised that the NMA route would not overcome the CIL issue the applicant was facing, and a s73 would be a more appropriate route.

The applicant advises that for the former s73, plans were submitted in PDF format having been drawn in an AutoCAD system. When converted to PDF it became apparent that there was an anomaly when this conversion took place as discrepancies had appeared between floor area figures. As such, corrected floor plans with appropriate scale bars are submitted so that the Council could more accurately determine the floor areas of the existing and proposed dwelling for CIL purposes.

Assessment of the Proposed Change:

The principle of development was discussed and considered in the report for the previous s73, and the original scheme. There are not material considerations that warrant a different view or assessment regarding the principle of extending this dwelling in the Green Belt.

As such, this application (and assessment) will only focus on the proposed changes in the development and their impact on material considerations.

As discussed above, the proposed variation is sought to overcome floor plan discrepancies highlighted by the Council's CIL team when calculating CIL liability. There is no change to the footprint of the proposed dwelling or elevations, but rather the plans contain updated and accurate scale bars. This is not considered to warrant any re-assessment of the application in relation to material considerations, as it is primarily an administrative correction, with the conclusions of the assessment of the previous s73 remaining.

Other Matters:

When the original scheme was granted, it was done so under 'Very Special Circumstances' (VSC) within the Green Belt. The VSC in that case was the fall-back position of the permitted development schemes (see planning history), primarily that for the detached leisure building, and the original scheme justifiable on this basis only. The fall-back position was given a high level of weight, with the permitted development proposals resulting in a high level of harm to the openness of the Green Belt (worse than that of the original scheme).

A s106 legal agreement was secured to prevent the original scheme being implemented alongside those permitted development schemes and permitted development rights were removed from the property via condition. This was to ensure that there would not be uncontrolled development in addition to the development which the original scheme permitted. The s106 agreement covers any subsequent permissions that are granted via s73 of the Act, which would be the case here, and so the legal obligation would continue to be in force (which is still necessary and appropriate).

As such, the recommendation is to grant planning permission.

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:	Not required and s106 agreement for original scheme is applicable to this s73
Recommendation:	Approve subject to the following conditions (those contained on previous s73 – ref. 252550) with condition 2 being updated to reflect the new plans: 1. Time Limit 2. Approved Plans 3. Materials as specified 4. Non-Let/ No sale 5. Ecological enhancements as specified 6. Drainage strategy 7. Restriction of PD Rights 8. Accordance with arboricultural submission 9. Bat Licence
Date:	12 August 2026

Earliest date for decision:	6 August 2026
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Recommendation agreed by: (Authorised Officer)	
Date:	12/08/26

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Outside Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Countryside	Countryside

Green Belt | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Green Belt	The Metropolitan Green Belt (inside borough)

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Restricted Byway

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

EA Groundwater Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Groundwater Consultation Zones	Groundwater Consultation Zone 3	Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	Junction of Penny's Lane and Kenton's Lane

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT
1	Maximum radon potential is 1-3% of houses	Public Health England

Bat Roost Habitat Suitability | Total count: 7

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	TH263	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	TH265	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	TH266	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	TI265	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	TI266	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	TJ267	Ecology Officer, Green Infrastructure Team

7	Bat survey required for planning applications that involve roof modification or demolition.	TK267	Ecology Officer, Green Infrastructure Team
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Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530050&notes=&location=479459,178667%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Remenham Wooded Chalk Slopes

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0002-1951	Woodland	Confirmed

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Thames Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wargrave CP	0 m