

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260148
Site Address:	Field Place Farm, White Hill, Remenham Hill, Wokingham, RG9 3HR
Expiry Date:	26 March 2026
Site Visit Date:	25 March 2026
Proposal: Householder application for the proposed erection of a single storey front extension to form porch, enlargement of existing first floor dormer windows along with changes to fenestration to include 3no. additional dormers, garden outbuilding, plus associated works.	

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 CP7 – Biodiversity 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 CC07 – Parking TB01- Development within the Green Belt TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
16832	Erection of a garage	Approved 2 nd February 1982
07254	Replacement of existing dwelling.	Approved

		January 1978
980841	Proposed Change of Use from Horticultural to Residential Plus Extensions to Dwelling	Refused 12 th May 1998
980135	Proposed Two Storey and Single Storey Extension to Existing Dwelling and Change of Use of Horticultural land to residential. erection of detached double garage	Approved 21 st October 1998
041618	Application for a screening opinion prior to an application for restoration and redevelopment of Park Place.	EIA Development 14 th January 2005
210954	Full application for the proposed conversion of existing timber barn to a 1 no. bedroom ancillary residential accommodation, plus erection of single storey front, side and rear extensions and installation of fenestration including 9 no. rooflights.	Approved 12 th August 2021

CONSULTATION RESPONSES

Internal

WBC Digital Solutions Scanning- No comments received
WBC Built Heritage Officer- No comments received
WBC Ecology- No comments received

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling in , Remenham Hill, Wokingham. The site is within the countryside and Green Belt, situated within Park Place, Templecombe, a registered Historic Park and Garden (Grade II*).

Proposal: This application site seeks permission for the proposed erection of a single storey front extension to form porch, enlargement of existing first floor dormer windows along with changes to fenestration to include 3no. additional dormers, garden outbuilding, plus associated works.

Planning History: This site has had previous applications submitted. Application 16832 submitted in June 1981 for the proposed erection of a car port was approved in February 1982. Application 07254 submitted in October 1977 for the proposed replacement of existing dwelling, was approved in January 1978. Application 980841 submitted in March 1998 for the proposed Change of Use from Horticultural to Residential Plus Extensions to Dwelling was refused in May 1998. Application 980135 submitted in July 1998 for the proposed two storey and single storey extension to existing dwelling and change of use of horticultural land to residential following erection of detached double garage was approved in October 1998. Application 041618 submitted in December 2004 for the proposed screening opinion prior to an application for restoration and redevelopment of Park Place was approved in January 2005. Lastly, application 210954 for the proposed conversion of existing timber barn to a 1 no. bedroom ancillary residential accommodation, plus erection of single storey front, side and rear extensions and installation of fenestration including 9 no. rooflights was approved in August 2021.

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 application site lies in the Metropolitan Green Belt and in an area designated as Countryside and as such, limited development is acceptable subject to the impact of development on Green Belt, character of the area, character of the heritage asset and neighbouring amenity. Any development that materially detracts from the openness of visual amenity of the Green Belt will not be permitted.

In respect of proposals affecting the Green Belt, the NPPF states under paragraph 147 that *“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very especial circumstances.”* Paragraphs 149-150 state that *the local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.* Exceptions to this are, inter alia:

1. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

Furthermore, Policy CP12 of the adopted core strategy reaffirms the National Policy regarding development within the Green Belt and Policy TB01 of the MDD Local Plan states that the alteration and/or extension of a dwelling and the construction, alteration or extension of buildings ancillary to a dwelling in the Green Belt over and above its size of the original buildings(s) shall be limited in scale, no more than a 35% increase.

Out of the criteria above, the proposal warrants the erection of a single storey front extension followed by the enlargement of existing first floor dormer windows along with changes to fenestration to include 3no. additional dormers, garden outbuilding, plus associated works. No volume and footprint calculations have been submitted. However the changes are modest in scale and would not result in disproportionate additions.

Character of the Area:

Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

The proposed single-storey front extension would facilitate the provision of a front porch. It would measure approximately 1 metre in depth, 2.57 metres in width and 3.5 metres in height, providing an access point to the front of the dwelling. The proposal includes the introduction of 3 No. dormer windows to the front, side and rear elevations. Each dormer would measure approximately 2.4 metres in width, 2.3 metres in height and 1.9 metres in depth, as measured from the roof plane. The increase in the size of the dormer windows to the front and rear elevations represents a relatively modest alteration and would serve to improve natural light and provide an increased sense of height to the internal rooms, as outlined within the submitted Planning Statement.

As stated in the Borough Design Guide (BDG) alterations and extensions should be well designed, respond positively to the original building, contribute positively to the local character and relate well to neighbouring properties.

The proposed dormer windows will match the visual appearance to the host dwelling by using matching materials and roof pitch. This will give a cohesive feel and appear a subservient and sympathetic addition to the host dwelling. Moreover, the proposed 3 No. additional dormers will not exceed the existing ridgeline further supporting a stronger relationship with the host dwelling.

The proposed front porch to the main entrance also reflects the same alignment, by which the porch consists of the pitch roof element further emphasising on the cohesive relationship of the dwelling and the proposed elements.

The proposed outbuilding will be positioned on the existing greenery alongside the other outbuildings.

The Borough Design Guide (BDG) seeks to ensure that development proposals provide adequate space for, and incorporate, high-quality hard and soft landscaping in order to create a positive setting for new development that responds appropriately to local character.

The application site lies within Park Place, Templecombe, a Grade II* Registered Historic Park and Garden, where particular importance is placed on preserving the landscape, character and spatial qualities of the estate. The proposed outbuilding would measure approximately 6 metres in depth, 4 metres in width and 3 metres in height.

Given the size of the plot and the presence of existing outbuildings within the curtilage, the development would not result in a significant loss of green space nor undermine the overall landscaped setting of the site. As such, the proposal is in line with the

Borough Design Guide in respect of landscape provision and would preserve the established character of the historic park and garden.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposal does not exceed the boundary line and is acceptable against the BDG (Borough Design Guide) and NPPF (National Planning Policy Framework). It is noted from the proposed plans that there are proposed fenestration changes to the front, side and rear elevations.

The three additional dormers will alter the appearance of the elevations; however, the dormers are set within the roof slope making these additions screened from the public realm. Given the scale of fenestration changes, and proposed outbuilding in comparison to the size of plot, the proposal is welcomed to achieve a more coherent and cohesive look, this poses no concern for overlooking, loss of light, or overbearing.

Highway Access and Parking Provision: Given the size of land, and the submitted block plan showing the driveway and no change in level of parking available, and no off-street parking proposed, the proposal does not impact parking or access provisions, therefore, no objection from Highways have been raised.

Landscape and Trees: Policy CC03 of the MDD Local Plan aims to protect and retain existing trees, hedges and other landscape features protecting green infrastructure as a whole. The minor addition to the existing green space would cause no detrimental impact on any trees, hedges or remaining greenspace, therefore no objections have been raised by the Council’s Landscape and Tree Officer. The proposal meets the requirements of policy CC03 in the MDD Local Plan.

Flooding and Drainage: The application is situated within Flood Zone 1. However no known flooding has been found in the location of the proposed outbuilding, and no objections have been raised by the Council’s Flooding and Drainage Officer. Therefore, the proposal complies with the National Planning Policy Framework (NPPF) section 14 Meeting the challenge of climate change, flooding and coastal change.

Ecology: The application site is situated within an area suitable for bat roosts. The applicant has submitted a bat roost assessment carried out by John Wenman Ecology. Whilst bat roosts have been previously located within the site, the survey made additional recommendations that two bat boxes have been fitted to the exterior of the property. Since the inclusion of the bat roosting boxes, no bats have been recorded roosting in the bat boxes.

Heritage and Conservation: The Council’s Heritage Officer has reviewed this application, and no objection has been raised. It is important to note the following observations;

- *The impact of the proposed alterations to the traditional form of the property is however considered detrimental to the traditional appearance and form of dwelling.*

The heritage officer has raised additional concerns regarding the design of the extension and the impact on the dwelling. However, the property would still retain its character, and the development would not be prominent from the public realm. The Heritage officer confirms that despite these criticisms, the development would have a satisfactory impact on the heritage asset of the registered park and garden or the setting of nearby listed buildings.

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.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	25 March 2026
Earliest date for decision:	20 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	26.03.2026

PLANNING CONSTRAINTS/STATUS

Insert where relevant