

Date: 17 December 2018
Application: 183227



**WOKINGHAM
BOROUGH COUNCIL**

WBC Conservation Area Officer

Development Management

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Conservation Area Officer,

Planning Application Consultation

Application Number: 183227

Applicant: Mr B Guthrie

Site Address: York Cottage, Pearson Road, Sonning, Berkshire, RG46UH

Parish:

Grid Reference: Easting - 475726, Northing - 175389

Proposal: Listed Building application for consent for the proposed single storey rear extension following demolition.

Please find attached a consultation from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 183227. If working outside of WBC i.e. **Environmental Health** or **Giles Sutton Ecology**, then email your response to planning.enquiries@wokingham.gov.uk.

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#)

Your observations are required in respect of this application within **10 working days** of the above date.

Yours sincerely,
Development Management

MEMORANDUM

From:	Giles Stephens		
Service	WBC Conservation Area Officer	App No:	183227
Address:	York Cottage, Pearson Road, Sonning, Berkshire, RG46UH.		
Proposal:	Listed Building application for consent for the proposed single storey rear extension following demolition.		
Site Visit Made:	Yes – on previous occasions		

Summary Of Recommendations

- Recommend approval but with condition(s) & reason(s) **stated below**;
- Recommend approval with no conditions
- Recommend refusal for the reason(s) **stated below**;
- Request further information before determination as **stated below**.

Comments On Proposal

I have no objection to this latest application, this time for a single storey rear addition.

The scheme relates to a 2 storey, timber framed cottage, described as dating from the C 16th, but with later alterations and additions, and listed (with adjoining Sarum and Glendale) at Grade 2. York Cottage is at the west end of the trio of cottages. Glendale, at the east end, is described as a C 17th addition and has a 2 storey timber framed range to the rear of a similar date. Sarum has a C 20th single storey rear addition with hipped clay tiled roof. York Cottage has a C 20th single storey rear outshut and narrow side addition. The group make a positive contribution to the historic character of the conservation area.

This scheme follows the refusal (pending an appeal) of an application for a 2 storey rear addition. The main concerns were that its combined height, length and relatively complex roof form would obscure and disrupt the relatively simple catslide roof that characterises the rear of this cottage. During pre-app discussions, it was suggested a single storey rear addition, similar to Sarum Cottage is likely to be less disruptive and this remains the case.

The proposed single storey addition is under a partial width, gabled, tiled roof with a recessed flat roof section to the east covering the remaining width. The reduction in height and scale of the addition has considerably less impact on the character of the rear of this cottage, leaving more of the existing roofslope exposed. As a result, and subject to conditions, this revised scheme is considered to preserve the significance of the listed building and comply with MDD Local Plan Policy TB24 and the NPPF (S 16).

Conditions & Reasons (if required)

CM7 - FURTHER DETAILS TO BE APPROVED

Prior to the commencement of the relevant part of the work the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so-approved prior to occupation of the development.

- a) Roof tiles
- b) Rainwater, drainage and ventilation goods
- c) External joinery (including windows and doors)
- d) Brickwork, confirming match with existing in terms of brick, bond, mortar and pointing details

RM7 To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

CP7 - NO SAWING OF TIMBERS

No timbers or joints between timbers shall be sawn in connection with the works hereby approved without the prior express consent in writing of the local planning authority. Any dismantled joinery shall be carefully stored under weatherproof and secure covers on the site until required for reuse in connection with the works hereby approved.

RP7 In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Date:	8/1/2019	Signed:	Giles Stephens
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