

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	183227
Site Address:	York Cottage, Pearson Road, Sonning, Berkshire, RG46UH
Expiry Date:	11 February 2019
Site Visit Date:	25/07/2018
Proposal: Listed Building application for consent for the proposed single storey rear extension following demolition.	

PLANNING CONSTRAINTS/STATUS
<ul style="list-style-type: none">• Limited Development location• Conservation Area• Grade II Listed Building• Contaminated Land Consultation Zone• Archaeological Site• Bat roost

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 CP9 – Scale and location of development proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development limits TB24 – Designated Heritage Assets TB25 - Archaeology
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
183224	Householder application for the proposed single storey rear extension following demolition	pending
181800/ 182071 (LBC)	Householder/ Listed Building Consent application for proposed erection of part single storey part two storey side/rear extension to dwelling including a rear dormer.	Refused on 15/10/2018
LB/1996/64614	Listed building consent for single storey extension	Approved on 06/12/1996
F/1996/64641	Single storey extension	Approved on 06/12/1996

CONSULTATION RESPONSES	
WBC Conservation	No objection, subject to conditions.

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

APPRAISAL
<p>Site Description:</p> <p>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.</p> <p>This scheme follows the refusal (pending an appeal) of an application for a 2 storey rear addition.</p> <p>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.</p> <p>Principle of Development:</p> <p>The sole consideration when determining a listed building consent application is the impact on the listed building</p> <p>Impact upon Heritage Assets:</p> <p>York Cottage is a Grade II listed building and Section 16 of NPPF 2018 states that heritage assets are irreplaceable resources and should be conserved in a manner appropriate to their significance, including the setting of the building.</p> <p>MDD Local Plan policy TB24 seeks to ensure that works to heritage and listed buildings conserve and enhance the important character and special architectural or historic interest of the building. The proposal should retain or incorporate existing features or details of historic or architectural significance into the scheme and utilise the opportunities to draw on the contribution made by the historic environment to</p>

enhance the character of a place.

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).

As such, the proposal would accord with the provision of the NPPF and Policy TB24 of the MDD.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	APPROVE
Date:	05/02/2019
Earliest date for decision:	14 January 2019

Recommendation agreed by: (Authorised Officer)	
Date:	5.2.19