

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253099
Site Address:	Wokingham Baptist Church, Milton Road, Wokingham, RG40 1DE
Expiry Date:	17 March 2026
Site Visit Date:	21 January 2026
Proposal: Full application for proposed replacement of part of the existing atrium roof with a flat roof and rooflight, plus associated refurbishment and changes to fenestration.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
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 TB17 – Local Centres and Neighbourhood and Village Shops TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development CE6 – Reducing energy consumption in existing buildings ER8 – Wokingham town centre NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH5 – The historic environment HC1 – Promoting healthy communities HC7 – Light pollution HC8 – Noise pollution HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document

	CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document
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PLANNING HISTORY

Application No.	Description	Decision & Date
251910	Consultation from Baptist Union of Great Britain for the following proposal: Application to the Listed Buildings Advisory Committee for a Certificate of Authorisation for Building Works or Alterations to a Baptist Church that is a Listed Building.	Replied 13/11/2025

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objection
WBC Ecology – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission for internal and external works to the existing modern glazed barrel roof that links the original building to a modern addition. Approximately two thirds of the rear section of the barrel-vaulted atrium roof is being replaced with a new flat roof, and this includes the installation of a centrally located flat rooflight measuring approximately 1.2m x 1.2m to provide light to the stairwell. The proposal also seeks permission for replacement of an existing rooflight, with a new top-hung fully opening rooflight to provide safe access to the roof for maintenance.

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 site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms

of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The front third of the barrel roof is to be retained, and this is the section that is most visible from the public realm when looking at the front elevation. Given the scale of the works proposed, and as they are in keeping with the design and scale of the existing building, it is deemed that the proposed works pose no harm to the character of the area.

Neighbouring Amenity:

The proposed alterations to the roof form and replacement rooflight pose no harm to neighbouring amenities.

Heritage:

The Council's Built Heritage Officer was consulted on this application, and they find that the proposals would not adversely impact upon the significance of the listed building nor compromise the special interest of the host of those buildings within its setting. As such, they raise no objection.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

Community Infrastructure Levy (CIL):

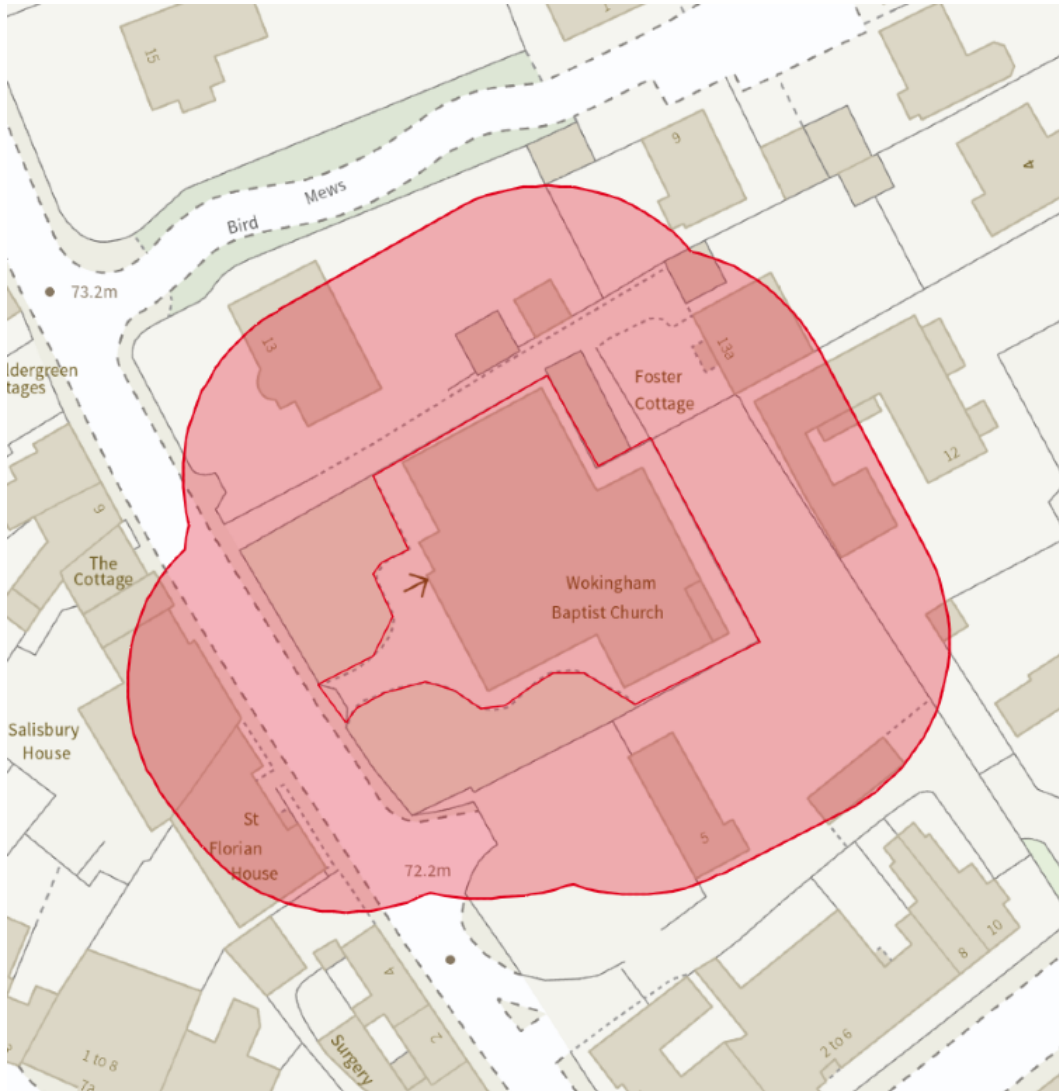
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	12 March 2026

Earliest date for decision:	19 February 2026
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Recommendation agreed by: (Authorised Officer)	
Date:	12/03/26

PLANNING CONSTRAINTS/STATUS



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Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Retail Centres | Total count: 1

#	FEATURE_TYPE	NAME
1	Town Centre	Wokingham

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

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.
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Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 2

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.
2	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 2

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

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000-es=11404&location=475984,168857%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Archaeological Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Archaeological Site	60

Conservation Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Conservation Area	Wokingham Town Centre

Listed Buildings | Total count: 2

#	FEATURE_NAME	CONSULT	LIST_ENTRY
1	WOKINGHAM BAPTIST CHURCH	Conservation Architect and Building Control	1319151
2	THREE WALL AND GATE PIERS TO WOKINGHAM BAPTIST CHURCH	Conservation Architect and Building Control	1155237

Listed Buildings Consultation Zone | Total count: 2

#	LIST_ENTRY	FEATURE_NAME	CONSULT
1	1319151	WOKINGHAM BAPTIST CHURCH	Conservation Architect and Building Control

2	1155237	THREE WALL AND GATE PIERS TO WOKINGHAM BAPTIST CHURCH	Conservation Architect and Building Control
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Wards | Total count: 2

#	Name of area	Closest Approximate Distance
1	Norreys Ward	0 m
2	Emmbrook Ward	2.12 m

Parishes | Total count: 1

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