

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242661
Site Address:	2 Ruscombe Road, Twyford, Wokingham, RG10 9JS
Expiry Date:	8 April 2025
Site Visit Date:	1 November 2024
Proposal: Householder application for the proposed replacement of all windows and doors to the main dwelling and annexe.	

PLANNING CONSTRAINTS/STATUS

Listed Building
Conservation Area - Twyford
Scale and Location of Development Proposals – Twyford (Modest Development Location)
Great Crested Newt Consultation Zone – Amber Risk Zone
Tree Preservation Orders
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
Listed Building Buffer Zone

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 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 CC06 – Noise TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	National Design Guide Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
981620/981619	Proposed Single Storey Side Extension To Dwelling	Approved 19/02/1999
980997/981028	Proposed Refurbishment Of Barn And Rebuilding Of Garage With Link To Barn	Approved 04/08/1999
981694/981693	Proposed Single Storey Side Extension To Dwelling And Extension To Outbuilding	Refused 22/07/1998
042718	Proposed single storey side extension to dwelling.	Approved 20/07/2005
131886/130831	Proposed renovation and conversion of existing barn to additional habitable accommodation.	Approved 27/03/2014
191189	Application for Listed Building consent for the proposed removal of internal walls at ground floor level in a grade II listed building.	Approved 25/06/2019

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objections

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

2 Ruscombe Road, also known as Lime Tree Cottage, is an early 19th Century Grade II Listed dwelling situated within Twyford Conservation Area. The building was first listed in May 1984 and is listed under the Planning (Listed Buildings and Conservations Areas) Act 1990 as amended for its special architectural and historic interest.

The building is characterised by a hipped slate roof and a simple (original) rectangular form. A mid/late 19th century two storey extension is present on the western elevation of the building and a smaller, single storey side extension also extends off to the west, permitted by application 042718 and revised by consents 131886/130831.

The windows in the main dwelling and 19th century side extension are traditional,

single glazed timber 3 bar sash windows. Six are present on the front and rear elevations, two on the western elevation and one on the eastern elevation.

The front elevation also includes a historic 6 panelled door in a central bay, located under a wooden lattice pitch with a concave lead roof. To the rear are two door openings, one of which is subject to this application and is a set of timber two bar French doors located in the rear elevation of the two storey side extension that visually reflect the form of the building's windows.

Proposal Description:

This application seeks approval for the replacement of all the windows within the main dwelling, plus the replacement of the French doors to the rear of the building. Additionally, the proposals include the replacement of all the windows and the entrance door for the unlisted, detached outbuilding in the site's rear garden.

The replacement windows and doors are all proposed to match the form and design of the existing windows, with the existing frames used when appropriate. The predominant difference between the proposed windows and those that exist currently is that they are double glazed.

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.

Heritage/Character:

Policy Context:

Policy TB24 of the MDD Local Plan states that The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:

- a) Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.

- b) Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.

Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

Paragraph 207 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 208 of the NPPF states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Policy CP1(1) only supports development that maintains or enhances the high quality of the environment, with policy CP3 supporting development of an appropriate mass, layout, built form, height and character to the area CP3(a) and which makes a positive contribution to the sense of place contributes to the buildings and spaces themselves and in the way they integrate with their surroundings CP3(f).

Assessment:

As outlined above, the proposals involve the complete replacement of all the windows within the main dwelling and a set of rear French doors.

The submitted heritage statement asserts that the windows and doors to the existing property require work to be completed to fix existing draughts, the opening mechanisms to the windows, as well as cracks and repairs to the woodwork and paint work. Generally, the cords to the sash windows are also not functioning properly, so the windows cannot be opened safely and some of the original wooden frames show evidence of rot.

Further details provided have also clarified the following:

- The present window sash units are not considered to be the original but rather early 20th century replacements and additions.
- Confirmation of a need for repair to the existing windows due to areas of decay to both the frames and glazing bars, repeated overpainting of the frames, with the sashes being unopenable presently.
- Replacement of the existing sash units with new timber ones with traditional integral glazing bars into which individual small pane 14mm slim profile double glazed units are to be fitted. The existing outer window frame/surround and sills to be retained and repaired.
- The new integral glazing bars to closely reassemble the overall form/size of the existing.

The WBC Built Heritage Officer has reviewed the replacement fenestration details and has concluded that the introduction of slim profile double glazing would not harm the historical significance of the dwelling as a Grade II Listed building, or Twyford Conservation Area.

The detached outbuilding, which is not listed, is well set back from both the main dwelling and the street scene and visually enclosed by dense vegetation. The replacement of the fenestration within this building would not have any adverse harm on the setting of either Lime Tree Cottage as a Listed Building or Twyford Conservation Area.

Overall, subject to a condition ensuring the joinery details of the fenestration is submitted to the Council for approval prior to the commencement of development, there are no objections on both character and heritage grounds.

Neighbouring Amenity:

The nature of the proposals raise no concerns on these grounds.

Highway Access and Parking Provision:

The nature of the proposals raise no concerns on these grounds.

Amenity Space:

The nature of the proposals raise no concerns on these grounds.

Flooding and Drainage:

The nature of the proposals raise no concerns on these grounds.

Landscape and Trees:

The nature of the proposals raise no concerns on these grounds.

Ecology:

The nature of the proposals raise no concerns on these grounds.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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: Yes

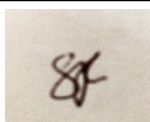
Recommendation: Approval

Date: 26 March 2025

Earliest date for decision: 18 November 2024

Recommendation agreed by:

(Authorised Officer)



Date: 27.3.25