

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242519
Site Address:	40 Reading Road, Wokingham, RG41 1EH
Expiry Date:	2 December 2024
Advert Publication Date:	7 October 2024
Site Notice Date:	22/10/2024
Site Visit Date:	Recent Site Visit 31/07/2024
Proposal: Application for Listed Building Consent for the proposed erection of a single storey rear extension to the existing office space plus changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

- Listed building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
241183	Application for Listed Building consent for the proposed gable render replacement of the roadside gable elevation.	Approved 30/07/2024
231758	Full application for the erection of a single storey extension following demolition of the existing single storey extension.	Approved 10/10/2023
120100	Proposed changes to existing entrance porch area flat roof with pitched roof, internal alterations and decorations to toilet facilities.	Approved 29/10/2012
121485	Application for listed building consent for proposed changes to existing entrance porch area flat roof with pitched roof, internal alterations and decorations to toilet facilities.	Approved 26/10/2012
090346	Listed Building application for proposed internal alterations (to Medical Room).	Approved 31/03/2010
071442	Proposed erection of temporary marketing suite for three years.	Approved 30/05/2007
071722	Listed Building consent for erection of temporary marketing suite for three years.	Approved 09/05/2007

032341	Proposed extension to dining room for day centre for the elderly	Approved 20/11/2003
030375	Listed building consent for proposed extension to listed building to form enlarged dining room for day centre,	Approved 20/11/2003
032173	Proposed single storey rear extension to form additional conservatory on day care centre for the elderly.	Refused 15/07/2003
031756	Proposed erection of additional conservatory on listed building.	Refused 15/07/2003
<i>There is an extensive planning history prior to 2000.</i>		

CONSULTATION RESPONSES

WBC Conservation	No objection subject to condition
Historic England	Estate they have no advice/comments to make.

REPRESENTATIONS

None received

APPRAISAL

Site Description:

40 Reading Road (The WADE Day Centre) is a Grade II* Listed Building located within a large plot which is used as a day care home, situated in Wokingham. The property listing identifies parts of the building dating from C16 right through to more recent extensions late C20, with the building using a combination of materials including timber framing with brick infill, part brick and part render.

The building has been considerably altered and extended over time to suit the users / uses that it has been put to. The Centre provides a day care facility for members of the public providing relief for carers and a change of environment/scene for its members. The centre also provides a range of entertainment and facilities.

Proposal:

The proposal is for the erection of a single storey rear “infill” extension to the office and dining room of matching brick and glazed panels and doors under a matching clay tiled pitched roof. This will create a modest enlargement to the office and dining spaces within the centre to a total of 28.5sqm gross internal area.

It is noted that the accompanying full planning application for these proposed works (Ref. 242580) is currently invalid.

The proposal complies in terms of:

Impact on heritage asset:



Policy CP3 of the Core Strategy states that Planning permission will be granted for development proposals have no detrimental impact upon important heritage features.

Policy TB24 of the MDD Local Plan requires that works affecting the setting of

heritage assets at least conserve and where possible enhance the important character of the heritage assets. The policy further adds that 'proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme'.

Paragraph 205 of the NPPF also states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be), and that 'this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.' The NPPF goes on to state in paragraph 206 that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.' This includes substantial harm to, or loss of, Grade II listed buildings.

Paragraph 208 of the NPPF highlights that when a development proposal results in less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where applicable, securing its optimum viable use.

In considering works to a listed building, the duty imposed by section 16(2) and 66(1) of the Planning (Listed Building and Conservation Area) Act 1990 requires that special regard must be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess.

The WBC Built Heritage Officer has been consulted on the proposals, advising that from a heritage stance, the proposed extensions in itself would not unduly affect the significance of the designated heritage assets. Subject to a condition for matching finishes/materials, the Officer has raised no objection on heritage grounds.

Notwithstanding, the Built Heritage Officer is of the view that any further additions will need to be carefully considered to avoid the situation whereby the prominence and legibility of these important historic host buildings being subsumed and overwhelmed by the modern additions to them. It is noted that every application is assessed on its own merits.

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:	Not required

Recommendation:	Approval
Date:	8 November 2024
Earliest date for decision:	31 October 2024

Recommendation agreed by: (Authorised Officer)	
Date:	8 November 2024