

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                                                                                                                                                    |                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                                                                                                                                                         | 261026                                         |
| <b>Site Address:</b>                                                                                                                                                                                                                                                                                                                                                               | 31 Rose Street, Wokingham, Wokingham, RG40 1XS |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                                                                                                                                                | 24 June 2026                                   |
| <b>Proposal:</b> Application to vary condition 3, 6 of Listed Building Consent 232346 for the proposed erection of two storey rear extension, plus changes to fenestration, to include 1no rooflight. Condition 3 refers to External Materials and the variation is to amend to Lime Render. Condition 6 refers to Matching Finishes and the variation is to amend to Lime Render. |                                                |

| <b>PLANNING POLICY</b>                           |                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                                                        |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP2 – Inclusive Communities<br>CP3 – General Principles for Development<br>CP9 – Scale and Location of Development Proposals                                                                                                                                                                                                                                |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC04 – Sustainable Design and Construction<br>TB21 – Landscape Character<br>TB24 – Designated Heritage Assets<br>TB26 – Buildings of Traditional Local Character and Areas of Special Character                                                                                                      |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS2 – Spatial strategy and settlement hierarchy<br>SS3 – Development within or adjacent to major and modest settlements<br>CE1 – Design principles for efficient buildings<br>CE3 – Environmental standards for residential development<br>DH1 – Place making and quality design<br>DH2 – Safeguarding amenity<br>DH5 – The historic environment |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Sustainable Design and Construction Supplementary Planning Document                                                                                                                                                                                                                                       |

**PLANNING HISTORY** – There is no record of the two-storey rear extension on the Council's microfiche records. However, the two-storey rear extension was present on the plans approved in 1994.

| Application No. | Description                                               | Decision & Date    |
|-----------------|-----------------------------------------------------------|--------------------|
| 42598           | Change of use from B1 (office use) to C3 (two dwellings). | Approved July 1994 |

|        |                                                                                                                                                         |                           |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 42988  | Internal alterations.                                                                                                                                   | Approved<br>July 1994     |
| 991775 | Proposed Change of Use from B1 (Office) Use to C3 (Two Dwellings) (Renewal of Consent 42598).                                                           | Approved<br>August 1999   |
| 040885 | Proposed alteration to listed building to convert two flats into one dwelling.                                                                          | Approved<br>April 2004    |
| 042174 | Proposed erection of a Heritage Plaque on the front wall of a listed building.                                                                          | Approved<br>December 2004 |
| 052782 | Proposed erection of a 1.5m high fence and gates to rear of dwelling. Retrospective.                                                                    | Approved<br>June 2005     |
| 232345 | Householder application for the proposed erection of two storey rear extension, plus changes to fenestration, to include 1no rooflight.                 | Approved<br>February 2004 |
| 232346 | Application for Listed Building Consent for the proposed erection of two storey rear extension, plus changes to fenestration, to include 1no rooflight. | Approved<br>February 2004 |

## CONSULTATION RESPONSES

### Internal

WBC Built Heritage Officer – 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 to amend the approved scheme (ref: 232346). The variation is to Conditions 3 (external materials) and 6 (matching materials), and it seeks to allow the use of a lime render exterior finish instead of the existing pebble dash cement render.

### Impact on Listed Building:

The Council's Built Heritage Officer was consulted on this application, and they are satisfied from a heritage stance as the use of lime render for the exterior walls would be a more appropriate material choice. As such, no objection is raised on heritage grounds and there would be no adverse harm to the listed building.

**Conclusion:**

For the reasons stated above, the proposal is acceptable in local plan policy terms (TB24) and the NPPF 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**

|                                    |              |
|------------------------------------|--------------|
| <b>Conditions agreed:</b>          | Not required |
| <b>Recommendation:</b>             | Approve      |
| <b>Date:</b>                       | 16 June 2026 |
| <b>Earliest date for decision:</b> | 28 May 2026  |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | 16/06/2026                                                                          |

**PLANNING CONSTRAINTS/STATUS**