

TOWN & COUNTRY PLANNING ACT 1990

MR M BOWYER

HERITAGE STATEMENT

**2 YEOMAN COURT
WOKINGHAM
BERKSHIRE
RG40 1EY**

Erection of single storey rear extension

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1. INTRODUCTION

1.1 This Heritage Statement is submitted in support of a planning application by Mr M Bowyer for the erection of a single storey rear extension. The Statement is divided into the following sections:

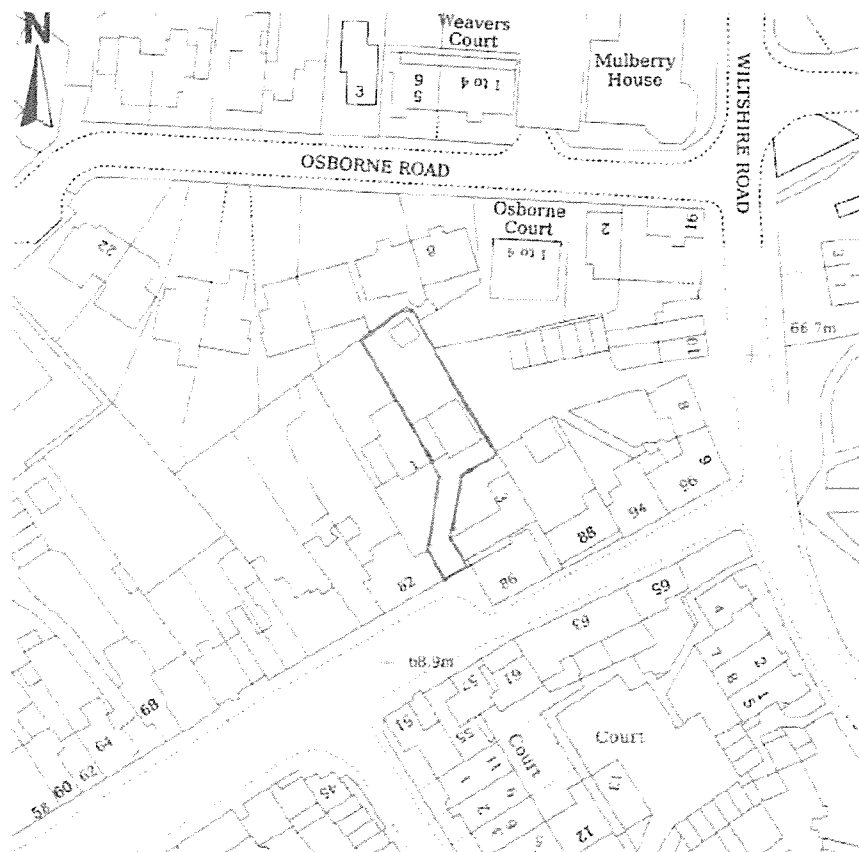
- Site and Surrounding Area
- Planning Policy Context
- Heritage Statement
- Summary and Conclusions

1.2 This statement describes the site and its surroundings and sets out how the proposal meets the Council's Development Plan and the National Planning Policy Framework. In particular, it will demonstrate that the proposal would not harm any of the designated heritage assets including the Wokingham Town Centre Conservation Area and the setting of nearby listed buildings which include Nos.80, 82 and 86 Rose Street. The conclusion will be that the proposal would meet the statutory test by 'preserving' the character and appearance of the conservation area.

2 SITE AND SURROUNDING AREA

- 2.1 The application site is located on the northwestern side of Rose Street within a small courtyard-style development comprising of 2no. modern dwellings (1 and 2 Yeoman Court) and a converted former storage building (3 Yeoman Court). No.2 Yeoman Court comprises of a two storey dwelling constructed from red stock bricks, clay tiles and pitched roof dormer windows. The dwelling was constructed in circa 2012 under planning application ref.F/2011/0473 which comprised of 3no. dwellings.
- 2.2 The property and surrounding area fall within the Wokingham Town Centre Conservation Area although the property itself is neither statutory listed nor noted as being a building of 'local importance' in the Conservation Area Study. The closest statutory listed buildings lie a short distance to the south-east and comprise of historic frontage properties fronting Rose Street.

Site location plan



Historic England Map Search

Application site



3 PLANNING POLICY CONTEXT

3.1 Relevant planning policy guidance falls within the National Planning Policy Framework and the Wokingham Borough MDDD (2014).

i) National Planning Policy Framework (2024)

3.2 Section 16 of the NPPF is concerned with conserving and enhancing the historic environment. Paragraph 202 confirms that these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

3.3 Paragraph 203 states that in determining applications, LPA's should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

3.4 Paragraph 212 of the Framework 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. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

3.5 Paragraph 215 of the Framework confirms that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

ii) Wokingham Borough Managing 'Development Delivery Document (2014)

3.6 Policy TB24 (Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas). States that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:

- 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;
- 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 initiative that would improve any assets that are recognised as being in poor condition or at risk.

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

4 HERITAGE STATEMENT

- 4.1 The application lies within the Wokingham Town Centre Conservation Area but the property itself is not identified as being either statutory listed or a Building of Local Importance (i.e. non-designated heritage asset). The two buildings immediately to the south are statutory listed (Nos.82 and 86 Rose Street) and both of these are Grade II listed.
- 4.2 The existing building comprises of a modern red brick dwelling with a pair of front and rear pitched roof dormer windows. The property forms part of a small courtyard style development set back from the Rose Street frontage accessed via a driveway lying in between Nos.82 and 86 which, as stated above, are both statutory listed. The property is of modern construction having been built in circa 2012 under planning ref.F/2011/0473 and therefore in itself contributes only modestly to the significance of the CA.
- 4.3 The NPPF states that a Heritage Impact Statement should be 'appropriate' to the asset's significance and enable an assessment of any heritage assets and how the proposed development may affect it.
- 4.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that '*...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.
- 4.5 Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing up applications that directly or indirectly affect non designated heritage assets, a 'balanced judgement' will be required having regard to the scale of any harm or loss and the significance of the asset.
- 4.6 The designated and non-designated heritage assets are indicated on the map extract below taken from the Conservation Area Study:

Conservation Area Study

Application site



- 4.7 As stated above, the application site sits within the Wokingham Town Centre Conservation Area which is noted for its historic core including Rose Street, Peach Street, Denmark Street, Broad Street and Shute End. The CA Study states that the existing fabric is still focused around the historic Market Place and Town Hall. Building styles are generally modest, predominantly of red brick with tiled clay roofs. Buildings tend to be of a small scale and offer the characteristics of a traditional Berkshire market town.
- 4.8 In specific respect to the significance of Rose Street, this is considered to be the street which has retained most of its historic character, especially on its western

side. The street is noted as having retained its residential character and small scale nature of buildings. Of particular note is the 'narrowing' of the street at its north eastern end which creates a 'framed view' of All Saints Church.

- 4.9 The special character of the CA is considered to derived from the historic core centred around the Market Place/Town Hall. In terms of Rose street itself, its significance is its overall **unaltered historic character and small scale development** which allows views of the church to be maintained.

Aerial view of application site and nearby heritage assets



- 4.10 The closest listed buildings lie 15-20m to the south. However, given that the proposal is for a single storey rear extension which would not be viewed together with these buildings in terms of private or public views, it is not considered that it would affect their setting or significance (see aerial photo above). Therefore, in

5 SUMMARY AND CONCLUSIONS

5.1 The application should be supported for the following reasons:

- i) The proposed extension is of a traditional design and appearance and would be constructed in matching materials (brick) which would ensure that the development would harmonise with the appearance of the host property, neighbouring development and extensions and other buildings within the street scene and the wider conservation area. The proposal will 'preserve' the character and appearance of the CA and will not harm its significance. In terms of the impact on the setting of nearby listed buildings, as the extension is sited on the rear elevation it would not be viewed in the same context of any of these buildings. There is therefore no requirement to consider any public benefits.