



Planning Statement

36 & 38 Rose Street, Wokingham, RG40 1XU

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1.0 Introduction

- 1.1 36 & 28 Rose Steet are Grade II listed terraced properties that are currently uninhabitable. Our plan is to restore the properties to their original, habitable state for residential purposes. We understand that Wokingham is a desirable place to live and, as a result, housing is in demand. We are committed to supporting this housing demand while preserving the historical integrity of the property. The intention is to divide the two properties, bringing two refreshed historical properties to the market.
- 1.2 The property is in a desirable location, situated just off the towns newly renovated peach street and a short distance from the historical market town's high street. Making the property within walking distance of local town centre facilities, including shopping, public transport links, and local employment opportunities.
- 1.3 In this planning statement, we aim to demonstrate compliance with local planning policies and the community's local plan to support our application for planning permission.
- 1.4 We have included the following supporting documents:
 - 1.4.1 Heritage Statement V3-06.11.24
 - 1.4.2 Parking Provision v1
 - 1.4.3 36 _ 38 Rose Street PEA Report
 - 1.4.4 Rose St - Community Infrastructure Levy Form
 - 1.4.5 Various drawings and details

2.0 Description of the proposal

- 2.1 The application proposes minimal internal and external alterations to the building. However, we are proposing the building undergoes redecoration, replacement of sanitary ware, kitchen units and appliances, floor coverings, and potential electrical rewiring, as well as plumbing updates and other general maintenance. Throughout the restoration, we are committed to maintaining and preserving the building's historic features.
- 2.2 No structural alterations are proposed.
- 2.3 No alterations to the internal layout are proposed.
- 2.4 The proposed works include the removal and making good of a shared non-structural lean-to glazed conservatory and enclosure is proposed to reinstate separate access into private garden spaces at the rear of the properties.
- 2.5 With the conservatory removed, new garden demarcation fencing is proposed to separate the private gardens and improve the private amenity space for the two properties.
- 2.6 Please refer to the supporting design and access statement 'P003.10-DA01' for further detail on the proposed design.

3.0 Site analysis

- 3.1 The application site is 36 & 38 Rose street, Wokingham, RG40 1XU, which is located in the centre of Wokingham.
- 3.2 The site was most recently used as a singular residential property and is currently vacant.
- 3.3 The site is a Grade II listed building (List Entry Number: 1319154). Several other listed buildings are in the immediate vicinity, including the Grade II listed 32 Rose Street and 34 Rose Street, neighbours to 36 & 38 Rose Street.
- 3.4 Rose Street, originally known as Le Rothe Strete, was part of the town in the 14th century. Alongside this the town consisted of, Shute End, Peach Street, Denmark Street. The high street was here Broad Street and The Terrace can be found today.
- 3.5 As a historic market town Wokingham has various designated heritage assets, 36 & 38 Rose Street fall into this category as listed buildings. We are mindful of the town's historical importance; please refer to the supporting heritage statement 'Heritage Statement V3-06.11.24' for further details on the properties heritage.
- 3.6 The site is a pair of 17th century residential dwellings comprised of two storeys with an attic bedroom. The properties are part timber frame rendered and painted, part old brick, with an old tile gabled roof with two flanking chimneys. The only access to the property is through the two front doors.

The rear elevation of the properties have a conjoined 20th century flat-roof conservatory style extension with part modern brick-faced, providing access to the rear garden, and a timber clad second floor extension which holds the bathroom to no.38 Rose Steet.
- 3.7 On each side of the property are grade II listed buildings 34 and 40 Rose Steet, both properties are two story brick-faced residential buildings. In retaining the historical integrity of 36 & 38 Rose Steet we also look to preserve the neighbouring properties and are aware of their historic significance.
- 3.8 In it's entirety the total square meterage of the property is ??? with a garden of approximately 72m².
- 3.9 The red line boundary is detailed within the site plan.
- 3.10 The site lies within a mixed-used area that is predominantly residential in character with some properties on the street dating back to 14th century.

4.0 Planning policy and Neighbourhood development plan

- 4.1 The section identifies the national and local policy and guidance relevant to the proposal.
- 4.2 The planning (Listed Building and Conservation Areas) Act 1990 requires that in the exercise of planning functions with respect to any buildings or land in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Local planning policy

- 4.3 Section 70(2) of the Town and Country Planning Act 1990 states that the determination of planning applications '*The Authority shall have regard to the provisions of a Development Plan, so far as material to the application, and to any other material consideration*'. Similarly, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan, unless material consideration indicate otherwise.

Wokingham Borough Local Development framework (adopted 29 January 2010)

- 4.4 The Wokingham Borough Core Strategy sets out the vision for sustainable development up to 2026, focusing on creating infrastructure-rich, high-quality communities while protecting the borough's landscape, ecology, and heritage. Development is concentrated in specific locations to safeguard existing residential areas and ensure vital infrastructure, including roads, schools, parks, and healthcare facilities, accompanies growth. It addresses housing, transport, education, leisure, and economic development, aiming to reduce congestion and enhance access to 21st-century services. The strategy ensures development aligns with community aspirations, balancing growth with the need for sustainable, well-supported communities.
- 4.5 Associated strategic local plan documentation:
 - 4.5.1 Approved South East Plan (SEP)
 - 4.5.2 Regional Spatial Strategy (RSS)
- 4.6 **Paragraph 2.2** states that the SEP (policy H1) requires 32,700 additional dwellings annually within the region between 2006 and 2026 of which 5,105 are to be delivered annually.
- 4.7 **Paragraph 2.3** states that to meet the requirements of the SEP over the period 2006-26, at least 12,460 additional dwellings are required within the borough.

- 4.8 **Paragraph 2.7** states that there are limited cross boundary movements between Hart District and Wokingham Borough. As the rate of development proposed in Hart District in the SEP is lower than historically sought, it is unlikely that proposals will significantly affect Wokingham Borough.
- 4.9 **Paragraph 2.38** states that the delivery of affordable housing is a key priority for the area, particularly having regard to the findings of the Berkshire HMA. The HMA indicates that at least 64% of annual dwelling completions should be of affordable units.
- 4.10 **Table 2.1 – Spatial objectives of the sustainability appraisal (c)** states the objective to reconcile demand for housing and other development with respect for the borough's character.
- 4.11 **Table 2.1 – Spatial objectives of the sustainability appraisal (F)** states the objective to provide housing in appropriate locations, scales and types that meet the needs of the borough.
- 4.12 **Table 2.1 – Spatial objectives of the sustainability appraisal (H)** states the objective to apply the sequential approach to development by encouraging it on sites occupied with buildings or structures (including where recently cleared). For example brownfield sites.
- 4.13 **Table 2.1 – Spatial objectives of the sustainability appraisal (K)** states the objective to ensure appropriate high quality well designed, laid out and built development is delivered in the borough.
- 4.14 **Paragraph 2.68 (i)** states the objective to deliver sustainable development by providing an acceptable balance of housing and employment.
- 4.15 **Paragraph 2.68 (iii)** states the objective to deliver housing in locations that meet the needs of the community.
- 4.16 **Paragraph 2.68 (v)** states the objective to deliver affordable housing that meets identified local needs.
- 4.17 **Paragraph 2.68 (vii)** states the objective to protects the character of the borough by maintaining/improving the built/natural environment while mitigating the effect of new development on the environment.
- 4.18 **Paragraph 2.68 (x)** states the objective to supports the renaissance of Wokingham and other town centres.
- 4.19 **Paragraph 2.68 (xiv)** states the objective to ensures good design which is in keeping with the area.

- 4.20 **Paragraph 2.84** states that Wokingham's town centre is the largest retail centre in the borough. The sustainability of the town may be undermined unless schemes are developed which support its vitality and viability.
- 4.21 **Paragraph 3.1** outlines the boroughs vision for growth, stating that this will be achieved whilst maintaining the borough's landscape, ecology, heritage and environment and as far as possible the existing pattern of development so that the borough is a great place to live.
- 4.22 **Paragraph 3.7** outlines the boroughs vision for growth, stating the aim to deliver the necessary development in the borough. The council has identified the requirement for the provision of 9,900 dwellings in the SDL (Core Strategy policies CP18-21).
- 4.23 **Paragraph 3.8** states that development will be concentrated in those towns and villages that either have a significant range of infrastructure including facilities and services now or will have them as a result of the development proposed through the Core Strategy.
- 4.24 **Paragraph 3.13** states the Community Renaissance approach within the Core Strategy Initial Options (June 2005) was based upon the more efficient use of currently developed land, the authority cannot identify (with certainty of delivery through the SHLAA).
- 4.25 **Paragraph 4.2** states that development within the borough should enhance the overall sustainability of the area through minimising impact on the environment, including access to facilities.
- 4.26 **Paragraph 4.3** states that landowners and developers have the primary responsibility for protecting their land against the risk of flooding. They are also responsible for managing the drainage of their land such that they do not adversely affect adjoining properties. It is essential that future development is planned carefully, in accordance with PP25 (and the accompanying Good Practice Guide), the Flood Direction 2007 and the Wokingham Borough Strategic Flood Risk Assessment, steering it away from areas that are most at risk from flooding and ensuring that it does not exacerbate existing flooding problems.
- 4.27 **Paragraph 4.6** states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and effectively and take account of the effects of climate change. Delivering on sustainable energy can bring significant social, environmental and economic benefits to Wokingham Borough.

4.28 **Paragraph 4.15** states that in order to achieve sustainable development, it is important that the needs of all sections of the population are met through development. All proposals should take into account relevant equality and diversity legislation.

4.29 **Paragraph 4.19** states that Wokingham Borough Design Guide SPD (July 2007) seeks to ensure development is of a high standard of design that can integrate with the character of the area is also important to achieving sustainable development in the borough. All development can impact on the overall character of the area. Consequently, it is vital that the Council minimises any adverse impacts. Each town and village, together with the areas between them has their own unique character which is illustrated in Village Design Statements. Proposals for development must acknowledge this to ensure that the distinctiveness of different parts of the borough is maintained in line with PPS1. The authority through the designation of Conservation Areas will recognise the distinctive character of parts of the borough.

4.30 **Paragraph 4.25** states that development proposals will not be allowed where the necessary infrastructure required by the scheme is either not available or will not be delivered in line with the phased approach identified for the development concerned, including those in a master plan or development brief.

4.31 **Paragraph 4.28** states that proposals will need to demonstrate that there is either sufficient infrastructure capacity or that this can be readily provided as part of any scheme.

4.32 **Paragraph 4.30** states that the provision of a variety of types and sizes of accommodation is desirable across the borough, so that the housing needs of as many households as possible can be met. This helps to ensure that the Plan is sustainable in meeting the housing needs of the community in line with PPS3. Depending upon the character and needs of the area, it may not be necessary to include a mix of dwellings in every residential scheme, especially smaller ones.

4.33 **Paragraph 4.32** states that the Council recognises that the threshold in this policy is consistent with that in the adopted in the WDLP for settlements with 3,000 or fewer residents. Since its adoption in March 2004, the Council has successfully delivered affordable housing on a number of sites of at least 5 dwellings without affecting the financial viability of the proposal.

4.34 **Paragraph 4.42** states that all developments should take account of the biodiversity, and where possible developments should contribute to the enhancement of the borough's biodiversity.

4.35 **Paragraph 4.52 (a)** states that major development locations are those with the greatest range of facilities and services which also allow residents the greatest choice in modes

to access them. It is within the development limits of these settlements where major development would be acceptable.

- 4.36 **Paragraph 4.57** states that restricting development outside of development limits also helps protect the separate identity of settlements and maintain the quality of the borough's environment which is recognised in the Audit Report.
- 4.37 **Paragraph 4.63** states that Wokingham town is the largest retail centre in the borough.
- 4.38 **Paragraph 4.64** states that there is a hierarchy of centres within the borough, with Wokingham town at the top.
- 4.39 **Paragraph 4.65** states that in order to achieve the development strategy, new centres will be developed between 2006 and 2026 to achieve a more sustainable pattern of development.
- 4.40 **Paragraph 4.69** states that the rejuvenation of Wokingham town centre is consistent with the views of the community (LPS3) and the Audit Report's conclusions. Improving the centre means that it can better meet the needs of residents and prevent decline associated with loss of expenditure following expansion in nearby larger centres.
- 4.41 **Paragraph 4.77** states that the housing targets for the Borough are based on achieving the overall requirements of the SEP (12,460 dwellings) together with the backlog against the requirements of the former BSP (772 dwellings) at April 2006.
- 4.42 **CP20 – North Wokingham Strategic Development Location** states the target of phased delivery of around 1,500 dwellings including affordable homes in accordance with policy CP5.
- 4.43 **CP21 – South Wokingham Strategic Development Location** states the target of phased delivery of around 2,500 dwellings including affordable in accordance with policy CP5.
- 4.44 **Paragraph A7.10** states that a predominance of houses with private gardens should prevail throughout the development. In addition, consideration should be given to the design of life time homes.
- 4.45 **Paragraph A7.12 (e)** states that a built form which supports the strategic objectives for the development and assists in creating a recognisable identity.
- 4.46 **Paragraph A7.12 (f)** states that existing listed buildings integrated within the development, with due regard to the character and setting of the buildings.

4.47 **Paragraph A7.12 (g)** states that consideration wherever possible to reusing other existing buildings on the site.

National planning policy

4.48 National policy is defined by the relevant paragraphs of the National Planning Policy Framework (NPPF) December 2023 and Planning Practice Guidance (NPPG). The NPPF is a material consideration in planning decisions. Among other things, it provides for several objectives relevant to the proposal.

4.49 The NPPF recognises that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 7). In achieving sustainable development, the planning system has three overarching objectives economic, social and environmental - which are interdependent and need to be pursued in mutually supportive ways.

4.50 The NPPF states that where buildings are developed and designed, there should be a presumption in favour of sustainable development (paragraph 11a). All plans should promote a sustainable pattern of development that seeks to meet the needs of the area, align with the growth and infrastructure, and improve the environment.

4.51 **Paragraph 38** states that local planning authorities should approach decision on proposed development in a positive and creative way. It goes on to state that authorities should work pro-actively with applicants to secure development and that decision-makers should seek to approve applications for sustainable development where possible.

4.52 **Paragraph 60** states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups within specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

4.53 **Paragraph 119** states that planning policies and decisions should promote an effective use of land in meeting the needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.54 **Paragraph 120(c)** states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

4.55 **Paragraph 120(d)** states that planning policies and decisions should promote and support the development of under-utilised buildings, especially if this would help to

meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.

4.56 **Paragraph 126** states that the creation of high-quality, beautiful and sustainable building and places is fundamental to what the planning and development process should achieve.

4.57 **Paragraph 194** states that decision-makers should require applicants to describe the significance of the affected heritage assets with the level of detail required proportionate to that significance.

4.58 **Paragraph 195** states that Local Planning Authorities (LPA) should identify and assess the significance of any affected heritage asset, taking into account the available evidence and any necessary expertise, and take this assessment into account when considering the impact of a proposal so as 'to avoid or minimise the conflict between the heritage asset's conservation and any aspect of the proposal' .

4.59 **Paragraph 197** sets out 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 c) the desirability of new development making a positive contribution to local character and distinctiveness'.

4.60 **Paragraph 199** states 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

4.61 **Paragraph 203** states a balanced judgement of the impact of the proposals on a designated heritage asset is dependent to the harm or loss being outweighed by the benefit of bringing the site back into use

5.0 Summary

- 5.1 This planning application proposes the restoration of 36 & 38 Rose Street, Grade II listed 17th-century terraced properties, to their original, habitable condition for residential use. The proposal aims to meet local housing demand while preserving the historical integrity of the buildings. Located near Wokingham's high street, the properties benefit from proximity to the town centre's amenities, transport links, and employment opportunities.

Minimal internal and external alterations are proposed, including redecoration, maintenance, and replacement of fittings while retaining historic features. Structural and layout changes are not included. The removal of a shared 20th-century conservatory is proposed, alongside garden demarcation fencing to create separate private outdoor spaces.

The document also highlights relevant planning regulations, including the Planning (Listed Building and Conservation Areas) Act 1990, national policies from the National Planning Policy Framework (NPPF), and the Wokingham Borough Local Development framework. The proposed development aims to provide new housing in a sustainable manner while respecting the building's historical and architectural significance.

The application supports the borough's conservation objectives, preserving the character of neighbouring listed buildings and Wokingham's historic heritage. Supporting documents include a Heritage Statement, Parking Provision report, and a Design and Access Statement, detailing the site's significance and the sensitive approach to its restoration.

This proposal does not place additional strain on local infrastructure, instead redeveloping a potentially redundant building and protects the foreseeable future of this Grade II listed building.