

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250390
Site Address:	Flat 3, Old Dairy Court, 77 High Street, Wargrave, Wokingham, RG10 8BU
Expiry Date:	30 April 2025
Site Visit Date:	31 March 2025
Proposal: Householder application for proposed work to the roof following the demolition of the existing chimney. (Retrospective).	

PLANNING CONSTRAINTS/STATUS

Conservation Area
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Modest Development Location - Wargrave

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 – Modest Development Location - Wargrave
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objection
WBC Ecology – No objection subject to condition

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: Old Dairy Court is located within the Wargrave Conservation Area and faces onto the High Street. It is adjacent to the Greyhound Public House which is a designated Heritage Asset. Flat 3 is on the first floor of Old Dairy Court and located at the rear of the property where it overlooks the Greyhound Car Park on Church Lane.

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.

Proposal: Retrospective planning permission for roof works and the removal of a chimney with two terracotta pots on the roof of Flat 3, Old Dairy Court in Wargrave. The chimney was located near to the rear right corner of the building and built into the right-hand external wall. It was removed in July 2024 because it was potentially unsafe, in poor condition, leaning, and had areas of loose brickwork. The roof made good using tiles that match those on the existing roof slope.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The site is located within a Conservation Area and adjacent to a Designated Heritage Asset. However, the chimney was located at the rear of Dairy Court and not prominent when viewed from the High Street or Church Lane. Therefore, its removal is not significantly harmful to the character of the area.

Overall, as the roof materials match existing, the roof repair works, and removal of the chimney would comply with CP3 of the Core Strategy.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

There are no concerns related to overlooking, loss of light or overbearing on neighbour amenity in relation to the chimney removal.

Overall, the retrospective proposal complies with CP3 of the Core Strategy.

Heritage:

No objection raised. However, the Heritage Officer commented that the brick chimney stack added to the distinctiveness of the former Greyhound Inn, adjoining Dairy Court and the character and appearance of the Wargrave Conservation Area. Nevertheless, as the property itself does not hold any designated heritage asset status and the chimney has already been removed, the proposal is accepted in heritage terms.

Ecology:

The Ecology Officer has no objection if the applicant provides evidence that at least 1 bat box has been installed on the eaves of 77 or 79 High Street Wargrave to provide compensation roosting habitat for bats. The Ecology Officer has requested that *“The bat box/es must have been positioned 3-5m above ground level facing in a south, westerly or easterly direction with a clear flight path to and from the entrance, away from artificial light. The bat boxes must be a specification suitable for crevice dwellers such as a Beuamaris bat box, or a similar alternative brand.”*

Requested Conditions

The Ecology Officer has requested a condition to secure evidence of installation of the bat box recommended in section 4 of the submitted Bat Survey provided to the current applicant in 2024, or alternatively:

“Condition CC3 to secure a bat mitigation and enhancement scheme that must include installation of a bat box on the building:

Either

Within two months of the date of this decision a report confirming that the bat boxes have been installed as recommended in Section of the Preliminary Roost Assessment and Bat Emergence and Re-entry Surveys report (Arbtech May 2023) and include a plan showing their location and photographs of the compensation roost features in situ, is to be submitted to and approved in writing by the Council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals and incorporate biodiversity in and around developments.”

Or

Within one month of the date of this decision a scheme for (including a timetable for its implementation) shall have been submitted to and approved in writing by the local planning authority. The scheme as approved shall be implemented in accordance with the approved timetable.

Reason: To incorporate biodiversity in and around developments in accordance

with Paragraph 187 and 193 of the NPPF and ensure that biodiversity, protected and priority species are not adversely affected by the proposals.”

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:

Approve

Date:

17 April 2025

Earliest date for decision:

3 April 2025

**Recommendation agreed by:
(Authorised Officer)**



Date:

22/04/25