

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251782
Site Address:	11 Headley Road, Woodley, Wokingham, RG5 4JB
Expiry Date:	19 September 2025
Proposal: Application to vary condition 2 of listed building consent 250792 for the proposed windows and front porch replacement. Condition 2 refers to approved details. Variation is to allow retention of existing frames of windows A and B.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction TB24 – Designated Heritage Assets
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
36697	Change of use from residential (C3) to offices (Class B1(A))	Approved 20/12/1991
36698	Change of use from residential (C3) to offices (B1A) single storey extension to provide additional offices	Approved 20/12/1991
41348	Single storey rear extension to provide toilet facilities (Retrospective)	Approved 18/08/1993
41349	Change of use from office (B1A) to (D1) physiotherapy practice, single storey rear extension to provide toilet facilities (Retrospective)	Approved 18/08/1993
42254	Provision of non illuminated pole-mounted sign	Approved 15/03/1994

250792	Application for Listed Building consent for the proposed windows and front porch replacement.	Approved 18/06/2025
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CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site features a two-storey building currently being used as a physiotherapy clinic.

Description of Development:

This application seeks permission to amend the approved scheme (ref: 250792). Upon further investigation by the applicant the frames of first-floor windows A and B were found to be sound and do not require replacement. Therefore, the variation proposed is to retain the existing frames to these two windows, to replace their cills and replace the fixed and opening lights only to match existing.

Impact on Listed Building:

The Council's Built Heritage Officer was consulted on this application and given the greater retention of fabric, the proposal are welcomed and no objection is raised to the application. There would be no negative impact on the listed building as a result of the variation.

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, 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.

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

Conditions agreed:	Not required
Recommendation:	Approve
Date:	15 September 2025
Earliest date for decision:	28 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15 September 2025

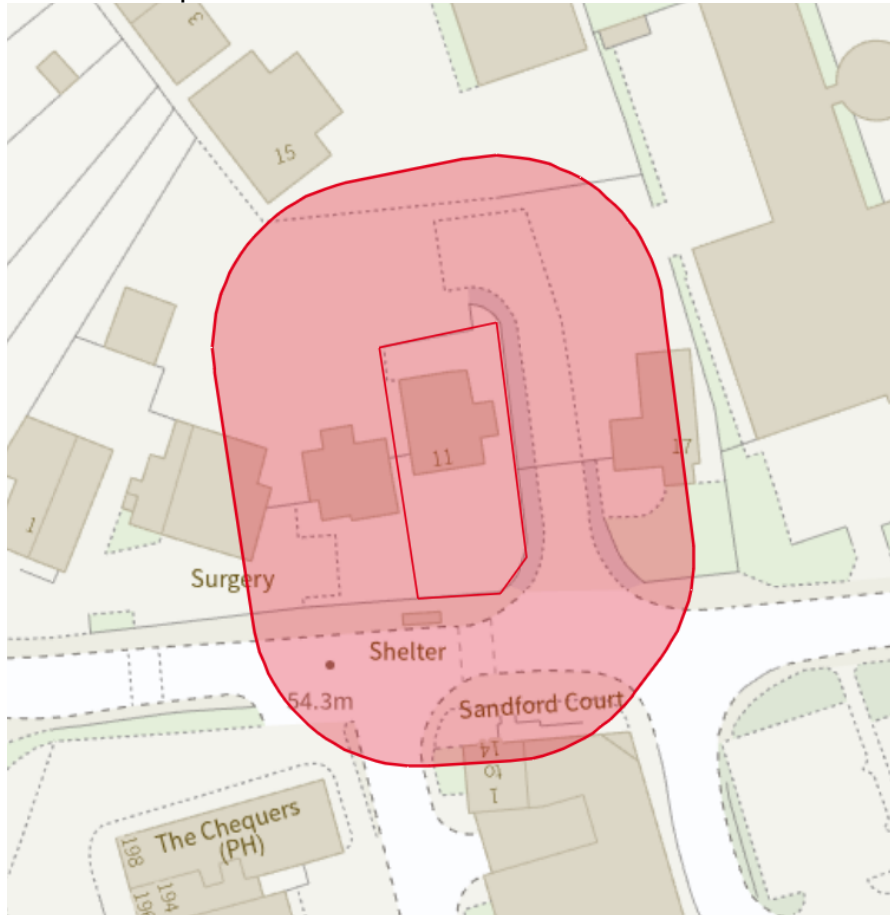
PLANNING CONSTRAINTS/STATUS

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Near Me Report



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Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Retail Centres | Total count: 1

#	FEATURE_TYPE	NAME
1	Town Centre	Woodley

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Woodley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302-res=&location=479921,172819%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Listed Buildings | Total count: 1

#	FEATURE_NAME	CONSULT	LIST_ENTRY
1	LONE PINE COTTAGE	Conservation Architect and Building Control	1136280

Listed Buildings Consultation Zone | Total count: 1

#	LIST_ENTRY	FEATURE_NAME	CONSULT
1	1136280	LONE PINE COTTAGE	Conservation Architect and Building Control

Wards | Total count: 2

#	NAME	Closest Approximate Distance
1	Bulmershe & Coronation Ward	0 m
2	South Lake Ward	6.69 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Woodley CP	0 m