

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242580
Site Address:	40 Reading Road, Wokingham, RG41 1EH
Expiry Date:	8 January 2025
Site Visit Date:	Recent site visit on 8/11/2024
Proposal: Full application for the proposed erection of a single storey rear extension to the existing office space and changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

Listed Building
Major Development Location - Wokingham
Potentially Contaminated Land Consultation Zone
Green Routes and Riverside Paths
Great Crested Newt Consultation Zone
District Town and Local Centres
Major Transport Schemes
Nuclear Consultation Zone
Tree Preservation Orders
Listed Building Buffer Zone

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking TB09 – Residential Accommodation for Vulnerable Groups TB21 – Landscape Character TB24 – Designated Heritage Assets
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM7 - Conserving the Historic Environment

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List
--------------	---

PLANNING HISTORY		
Application No.	Description	Decision & Date
242519	Application for Listed Building Consent for the proposed erection of a single storey rear extension to the existing office space plus changes to fenestration.	Approved 08/11/2024
241183	Application for Listed Building consent for the proposed gable render replacement of the roadside gable elevation.	Approved 30/07/2024
231758	Full application for the erection of a single storey extension following demolition of the existing single storey extension.	Approved 10/10/2023
120100	Proposed changes to existing entrance porch area flat roof with pitched roof, internal alterations and decorations to toilet facilities.	Approved 29/10/2012
121485	Application for listed building consent for proposed changes to existing entrance porch area flat roof with pitched roof, internal alterations and decorations to toilet facilities.	Approved 26/10/2012
090346	Listed Building application for proposed internal alterations (to Medical Room).	Approved 31/03/2010
071442	Proposed erection of temporary marketing suite for three years.	Approved 30/05/2007
071722	Listed Building consent for erection of temporary marketing suite for three years.	Approved 09/05/2007
032341	Proposed extension to dining room for day centre for the elderly	Approved 20/11/2003
030375	Listed building consent for proposed extension to listed building to form enlarged dining room for day centre,	Approved 20/11/2003
032173	Proposed single storey rear extension to form additional conservatory on day care centre for the elderly.	Refused 15/07/2003
031756	Proposed erection of additional conservatory on listed building.	Refused 15/07/2003
<i>There is an extensive planning history prior to 2000</i>		

CONSULTATION RESPONSES
Internal

WBC Property Services – No comments received
WBC Environmental Health – No comments received
WBC Drainage – No objection subject to condition
WBC Landscape and Trees – No objection
WBC Built Heritage Officer – No objection subject to condition
WBC Ecology Newts – No comments received

External

Historic England – No comments received
South East Water – No comments received

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received
Other	The Wokingham (Civic) Society raises no objections but queries where is the new fire scape located? <i>(Officer's comments: There is no fire scape proposed as part of this application.)</i>

APPRAISAL

Site Description:

40 Reading Road (The WADE Day Centre) is a Grade II* Listed Building located within a large plot which is used as a day care home, situated in Wokingham. The property listing identifies parts of the building dating from C16 right through to more recent extensions late C20, with the building using a combination of materials including timber framing with brick infill, part brick and part render.

The building has been considerably altered and extended over time to suit the users / uses that it has been put to. The Centre provides a day care facility for members of the public providing relief for carers and a change of environment/scene for its members. The centre also provides a range of entertainment and facilities.

Proposal:

The proposal is for the erection of a single storey rear “infill” extension to the office and dining room of matching brick and glazed panels and doors under a matching clay tiled pitched roof. This will create a modest enlargement to the office and dining spaces within the centre to a total of 28.5sqm gross internal area.

It is noted that the accompanying listed building consent application (Ref. 242519) has been already approved, decision date being 08/11/2024.

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.

Character of the Area including Heritage:

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.

Policy TB24 of the MDD Local Plan requires that works affecting the setting of heritage assets at least conserve and where possible enhance the important character of the heritage assets. The policy further adds that 'proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

Paragraph 131 of the National Planning Policy Framework states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Section 4 of the Borough Design Guide states that any alteration and extension to an existing building should be well-designed, respond positively to the original building, contribute positively to the local character and street scene, and relate well to the neighbouring properties.

The proposed single storey extension would be located to the rear and would enlarge the existing dining hall and office areas, appearing as a continuation of the existing building with matching roof design and fenestration, so that it would appear a subservient addition. Furthermore, since it would be located to the rear of the building, it would not be visible from the public realm so that it would not result in any detriment to visual amenity or local character.

The WBC Built Heritage Officer has been consulted on the proposals, advising that from a heritage stance, the proposed extensions in itself would not unduly affect the significance of the designated heritage assets. Subject to a condition for matching finishes/materials, the Officer has raised no objection on heritage grounds.

Notwithstanding, the Built Heritage Officer is of the view that any further additions will need to be carefully considered to avoid the situation whereby the prominence and legibility of these important historic host buildings being subsumed and overwhelmed by the modern additions to them. It is noted that every application is assessed on its own merits.

Neighbouring Amenity:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity. Given the proposed location of the proposal within the rear garden of the building with heavy vegetation towards the north & west boundaries, it is not considered the proposal would have any negative impact upon the adjoining neighbouring properties by way of loss of light, overlooking or overbearing impacts.

Landscape and Trees:

The site is located on a Green Route road and is subject to Tree Preservation Order (TPO) No.1868/2022 T1 and T2 on 2 x Limes and T3, on a Yew. Other TPOs abound the south and east of the site but are not impacted by this proposal.

The TPO and other trees are mainly protected by hard landscaping, so that the proposed extension would not result in any harmful impact upon the green infrastructure on site. Where the access route of plant and materials and storage of such is in the soft landscaping, it is considered that those activities will not unduly harm the trees as they will not be proximate. The WBC Trees & Landscape Officer has raised no objections to the proposed development.

The landscape character views would be mainly screened by the protected wall and green infrastructure, given the single storey nature of the proposed development. As such, purely from a landscape perspective, it is thought they may integrate into the built form as seen from the public domain of the Green Route, so that it would not cause a detrimental impact on the landscape character of Reading Road.

Drainage:

The WBC Flood Risk & Drainage Officer has indicated that they have no in principle objections as the proposal represents no additional flood risk or vulnerability. However, the Officer has recommended a condition to request details of the drainage system for the site. In this case, given the small scale of the proposed extension which will be built over existing hardstanding, it is not considered reasonable nor necessary to impose such condition.

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:	Not required
Recommendation:	Approval
Date:	5 December 2024
Earliest date for decision:	4 December 2024

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	6 December 2024