

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242352
Site Address:	5 Remenham Terrace, White Hill, Remenham Hill, Wokingham, RG9 3EN
Expiry Date:	13 November 2024
Advert Publication Date:	17 September 2024
Site Notice Date:	25 September 2024
Site Visit Date:	25 September 2024
Proposal: Application for Listed Building consent for the proposed erection of a single storey rear extension.	

PLANNING CONSTRAINTS/STATUS

- Grade II Listed building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
040456	Proposed erection of railings on existing garden wall and erection of garden shed within curtilage of listed building and (retrospective) retention of fence along south and east side boundaries of the site.	Approved 17/03/2004
040457	Proposed erection of railings on top of existing garden wall plus erection of garden shed, and (retrospective) retention of fence along south and east boundaries of the site.	Approved 17/03/2004
041995	Proposed two storey side extension to dwelling.	Approved 12/10/2004
042044	Proposed two storey side extension to listed building (Listed Building Consent).	Approved 12/10/2004
121701	Application for advertisement consent for the	Approved

	erection of a small timber pub sign on the fence of a local resident.	06/07/2012
142927	Listed building consent for internal alterations to remove part of internal wall.	Approved 21/07/2014

CONSULTATION RESPONSES

WBC Built Heritage Officer	No objection subject to condition(s)
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REPRESENTATIONS

None consulted

APPRAISAL

Site Description:

The application site consists of a three storey end of terrace dwelling located on Remenham Hill, Remenham (Area of Special Character). The dwelling forms part of a historic Grade II Listed terrace known as Remenham Terrace.

The proposal complies in terms of:

Impact on heritage asset:



The proposed rear extension would have a modest flat roof form and central roof lantern with black painted aluminium parapet capping to match the host dwelling. Similarly, the windows proposed would be timber framed double glazed sash windows to match the host dwelling.

In total the extension would protrude approximately 3.8 metres from the rear of the dwelling and is a proportionate addition to the host dwelling. From a heritage perspective, the Built Heritage Officer has concluded that the extension is sympathetically designed and is an appropriate addition to the historic dwelling's form.

Subject to conditions ensuring the materials match the host dwelling and the submission of the window and door joinery details prior to the commencement of development, the extension would have an acceptable impact on the setting of Remenham Terrace as a Grade II Listed Building.

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:	Approval
Date:	5 November 2024
Earliest date for decision:	1 November 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	05.11.2024