

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242002
Site Address:	The Greyhound Inn, High Street, Wargrave, Wokingham, RG10 8BU
Expiry Date:	30 September 2024
Site Visit Date:	9 August 2024
Proposal: Application to vary condition 2 of planning consent 223795 for the proposed change of use of the existing building to a flexible use within Classes E, C1 and sui generis (drinking establishment) with changes to fenestration, demolition of a single storey structure and provision of an awning, plus partial demolition and conversion of the existing outbuilding including erection of a part two storey part first floor extension to create a two storey outbuilding for a flexible use within Classes E, F1 and F2; associated landscaping, addition of 2 no. Air Source Heat Pumps, parking alterations, removal of old access and provision of new access off School Lane with a dropped kerb. Condition 2 refers to the approved details and the variation is to amend the front and rear rooflights in the outbuilding.	

PLANNING CONSTRAINTS/STATUS

Conservation Area – **Wargrave**
Contaminated Land Consultation Zone
Green Routes and Riverside Paths
Heathrow Aerodrome Consultation Zone
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – **Wargrave (Limited Development Location)**
Great Crested Newt Consultation Zone
Ground Water Zones
Replacement Mineral Local Plan
Radon Affected Area
Landscape Character Assessment Area
SSSI Impact Risk Zones
Green Routes and Riverside Paths Consultation Zone
Ordinary Watercourses Consultation Zone
Listed Building Buffer Zone
Electricity Sub Station

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 CP6 – Managing Travel Demand CP7 – Biodiversity

	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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB15 – Major Town, and Small Town/District Centre development TB17 – Local Centres and Neighbourhood and Village Shops TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wargrave Parish Design Statement

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
223795	Full application for the proposed change of use of the existing building to a flexible use within Classes E, C1 and sui generis (drinking establishment) with changes to fenestration, demolition of a single storey structure and provision of an awning, plus partial demolition and conversion of the existing outbuilding including erection of a part two storey part first floor extension to create a two storey outbuilding for a flexible use within Classes E, F1 and F2; associated landscaping, addition of 2 no. Air Source Heat Pumps, parking alterations, removal of old access and provision of new access off School Lane with a dropped kerb.	Approved 11/07/2023
241664	Application for non-material amendment to planning consent 223795 to allow changes to the front ground floor fenestration.	Approved 26/07/2023

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objections

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The Greyhound Inn is a public house located in the centre of Wargrave Conservation Area adjacent to the four-way crossroads. It ceased to operate in December 2021 but uses consisted of the main public house on the ground floor with ancillary visitor accommodation at first floor level, outdoor seating, a timber garage and associated car parking to the east of the site

The principle elevations of the main pub face south and west towards High Street and School Lane, with the main vehicular access being located further east on School Lane which is bordered with a low brick wall and piecemeal planting. The current timber garage is located to the most northerly corner of the site and is of timber construction with three garage bays. The outdoor seating area to the rear of the pub is visually enclosed by planting or built development on all sides and is well screened from the roadside.

Proposal Description:

This application seeks to vary condition 2 of permission 223795. In particular, the changes proposed consist of an increase in the number of approved rooflights but an overall reduction in their relative sizes.

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:

The rooflights proposed, whilst a numerical increase on what was previously approved, are noticeably smaller in scale. Their form would still be that of flush conservation rooflights that retain an adequate level of symmetry. Overall, the impact of the changes proposed would not adversely harm the visual amenities of the Wargrave Conservation Area.

Neighbouring Amenity:

The nature of the changes does not warrant any further concerns on these grounds.

Highway Access and Parking Provision:

The nature of the changes does not warrant any further concerns on these grounds.

Flooding and Drainage:

The nature of the changes does not warrant any further concerns on these grounds.

Landscape and Trees:

The nature of the changes does not warrant any further concerns on these grounds.

Ecology:

The nature of the changes does not warrant any further concerns on these grounds.

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:	18 September 2024
Earliest date for decision:	5 September 2024

Recommendation agreed by: (Authorised Officer)	MC
Date:	18.09.2024