

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252196
Site Address:	37 Broad Street, Wokingham, RG40 1AU
Expiry Date:	20 December 2025
Site Visit Date:	25 September 2025
Proposal: Householder application for the proposed erection of part single, part two-storey rear extension, basement extension, plus internal re-configuration and changes to fenestration.	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
252197	Application for Listed Building Consent for the proposed erection of part single, part two-storey rear extension, basement extension, 1no. roof dormer, addition of 3no. rooflights, removal of side wall and changes to fenestrations.	Live: Joint application
091898	Listed Building application for proposed change of use of offices to residential use, plus alterations to form a single dwelling and erection of wrought iron gates and railings.	Approved: May 2009
091884	Proposed change of use of offices to residential use, plus alterations to form a single dwelling and erection of wrought iron gates and railings.	Approved: May 2009

CONSULTATION RESPONSES

Internal
WBC Highways – No objection subject to a condition

WBC Built Heritage Officer – No objection subject to conditions
WBC CIL – No comments

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One letter received in support of the application

APPRAISAL

Context: No.37 Broad Street, a semi-detached Grade II listed building located within the heart of the Wokingham Town Centre Conservation Area. Along with its attached mirrored neighbour, No.35, the Victorian townhouse of c.1850 is distinctive in the townscape, formed with an almost eclectic collection of architectural features combined together to form an interesting pair of buildings. No.37 was used as commercial offices until 2009 when it reverted back to a single residential dwelling.

This application seeks planning permission for a series of alterations to the property including the proposed erection of part single, part two-storey rear extension, basement extension, plus internal re-configuration and changes to fenestration.

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.

Heritage & Character: This application is being assessed alongside Listed Building Consent application 252197, where a detailed appraisal of the impact on the heritage asset is provided. In summary, following design revisions made on 1 December 2025, the Heritage Officer confirmed that the proposals are acceptable and fully compliant with both national and local planning policy, leading to no objection being raised.

Neighbouring Amenity: A side-facing window is proposed on the northwest elevation of the dwelling. As this would serve a non-habitable room, it does not give rise to any overlooking concerns. No other new openings are proposed that would result in any loss of privacy.

As the two-storey element of the rear extension is set in from the site boundaries, there are no concerns regarding overbearing impacts or loss of light. The ground-floor element, while increasing the extent of built form adjacent to the neighbouring dwelling, is not considered to pose an adverse impact due to its relatively modest height and depth.

Highway Access and Parking Provision: No objection has been raised by the Highways Officer, subject to a condition securing the parking provision as shown on the proposed plans.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	10 December 2025
Earliest date for decision:	16 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11 December 2025

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Wokingham*
- *Town Centre*
- *Listed Building*
- *Conservation Area*