

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242941
Site Address:	68-70 Peach Street, Wokingham, RG40 1XH
Expiry Date:	17 March 2025
Site Visit Date:	19/09/2024 – See PA: 242027
Proposal: Full application for the proposed installation of 4 no. first floor windows.	

PLANNING CONSTRAINTS/STATUS

- Conservation Area – Wokingham Town Centre
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
990474	Proposed Erection Of Internally Illuminated Fascia Sign And Projecting Sign (Retrospective)	Approved 27/05/1999
980981	Proposed Installation Of New Shop Front And Automatic Telling Machine	Approved 21/12/1998

062579	Proposed change of use of pay phone box to ATM & pay phone.	Approved 07/04/2006
141855	Proposed change of use from Open A1 retail to D2.	Approved 13/02/2015
151159	Advertisement application for new signage, to include 1no fascia sign, 1no hanging sign and 2no other signage.	Approved 06/07/2015
242027	Prior approval submission for proposed change of use of the commercial premises on the first floor to 2 no. dwellings.	Refused, 26/09/2024
250313	Application for advertisement consent for the proposed installation of 1 no. internally illuminated fascia sign board to replace the existing fascia sign board.	Awaiting decision
250074	Full application for the proposed relocation of ground floor shop frontage, changes to fenestration and installation of electric roller shutter.	Awaiting decision

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a two-storey, detached commercial building positioned behind a parade of shops on Peach Street. It is located south of a larger, U-shaped development to the north-east, which was constructed slightly later. To the south, there is a car park and service yard, while the rear gardens of properties along Rose Street border the site to the north-west.

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 and Built Heritage:

The application site comprises a two-storey, detached commercial building set back from a parade of shops on Peach Street. The surrounding area is characterised by a mix of ancillary blocks, car parks, and service yards, featuring a blend of traditional and contemporary architectural styles. The building is a brick-built, rectangular structure of modest architectural value, with views of it largely confined to the car park and service yard areas. As such, it contributes little to the historic or aesthetic character of the conservation area.

The proposal involves the installation of two first-floor windows to the rear elevation and the replacement of a sliding folding door with two ground-floor windows along the west side elevation.

The new ground-floor side-facing windows would align with the design and proportions of the existing fenestration, helping to preserve the character of the building. Although the proposed first-floor rear windows differ in scale and proportions from the existing windows, it is worth noting that the current fenestration on the first-floor rear elevation is inconsistent, with no clear symmetry. Overall, the proposal represents a modest development that would have little discernible impact on the character of the existing building. It would not harm the character or appearance of the conservation area, nor would it adversely affect the setting of the nearby listed buildings.

Neighbouring Amenity:

The views from the proposed fenestration would be similar to those offered by the existing arrangement, overlooking the car park/service yard, and positioned over 10 metres away from any neighbouring amenities. As such, any overlooking or loss of privacy concerns would be minimal.

Due to the nature of the proposals, there are no loss of light or overbearing concerns.

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:	11 March 2025
Earliest date for decision:	13 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	13.03.2025