

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242704
Site Address:	47 The Terrace, Wokingham, RG40 1BP
Expiry Date:	24 December 2024
Site Visit Date:	28/11/2024
Proposal: Housholder application for the proposed demolition of existing conservatory and erection of replacement orangery with roof light. Refurbishment and installation of secondary glazing to 7no windows. Lowering of windowsill at rear, replaced with external door. Garage door replaced with timber stable doors, new car charging point installed. 1 step to be removed from external front stairs plus stone over cladding and stone copings added to front boundary wall. Addition of rooflight and replacement of rooflight.	

PLANNING CONSTRAINTS/STATUS

- Grade 2 Listed Building
- Wokingham Conservation Area
- Contaminated Land Consultation Zone
- Green Routes and Riverside Paths
- Scale and Location of Development Proposals
- Great Crested Newt Consultation Zone
- Landscape Character Assessment Area
- Green Routes and Riverside Paths Consultation Zone
- Listed Building Buffer Zone

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB24 – Designated Heritage Assets
Joint Minerals and	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

Waste Plan (JMWP)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
242705	Application for Listed Building consent for the proposed demolition of existing conservatory and erection of replacement orangery with roof light. Refurbishment and installation of secondary glazing to 7no windows. Lowering of windowsill at rear, replaced with external door. Garage door replaced with timber stable doors, new car charging point installed. 1 step to be removed from external front stairs plus stone over cladding and stone copings added to front boundary wall. Addition of rooflight and replacement of rooflight. Internal alterations including wall demolition, floor lowering, replacement of stairs and relocation of fuseboard and boiler.	Pending determination
241624	Householder application for proposed erection of a single storey rear extension following demolition of the existing conservatory, insertion additional roof lights and 7no solar panels to the main roof, installation of an electric charging point to the front, replacement of the front and side steps along with internal alterations plus changes to fenestration.	Refused 30/08/2024
241625	Application for Listed Building consent for the proposed erection of a single storey rear extension following demolition of the existing conservatory, insertion additional roof lights and 7no solar panels to the main roof, installation of an electric charging point to the front, replacement of the front and side steps along with internal alterations plus changes to fenestration.	Refused 30/08/2024
991881	Proposed Single Storey Rear Extension To Dwelling To Form Conservatory	Approved 09/02/2000
08562	Proposed porch, conservatory and car port.	Approved 22/08/1978
32972	Two storey extension.	Approved 16/05/1989

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received
WBC Public Rights Of Way – No comments received
WBC Built Heritage Officer – No objection subject to conditions

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received
Other	The Wokingham (Civic) Society supports this revised proposals.

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached Grade II listed building dwelling located within the Wokingham Town Centre Conservation Area.

Proposed Development:

The current application proposes a number of alterations to no. 47 The Terrace (one half of West Lodge), recorded under a single listing with the attached neighbour no. 45 The Terrace). The application follows a recent application under Ref. 241624, which was refused with two reasons for refusal as follows:

- 1. By virtue of the loss of historic fabric, erosion to the plan form, unsympathetic architectural form and detailing, the proposed alterations would fail to preserve the special architectural and historic interest of the listed building. The proposals would therefore be contrary to the Section 16 of the NPPF (2023), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act (1990), Policy CP3 of the Core Strategy (2010) and Policy TB24 of the MDD Local Plan (2014).*
- 2. By virtue of its width, flat roof form appearance and unsympathetic fenestration. the proposed single storey rear extension would visually jar with the design and character of the listed building and its setting and therefore fails to protect and enhance the built environment, to the detriment of the prevailing character of the area. The proposal would therefore be contrary to policies CP1 and CP3 of the Core Strategy, Policy TB24 of the Managing Development Delivery Local Plan, Principle R23 of the Borough Design Guide, the National Planning Policy Framework and the National Design Guide.*

Following the refusal, the applicant engaged in formal pre-application advice; the revised proposals have been informed by commentary on the harmful aspects of the

previous applications. The revised proposals hereby presented can be broadly summarised as follows:

- Alterations to the ground floor as to include removal of walling, the creation of doorways, subdivision, removal of 1no. staircase and alteration of another
- Alterations to the first floor as to include removal of walling, reconfiguration of plan form, creation of new bathroom
- Replacement of a roof light and addition of 1no roof light
- Repair of fenestration to the front, side and rear
- Demolition of the conservatory with replacement and enlarged single storey element
- Alterations to the coach house, including replacement doors, insertion of doorway and subdivision.

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:

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 core of 47 The Terrace, and shared with no.45, dates from the 16th century, a timber-framed house of a three-four cell lobby entry type, likely with an internal axial chimney stack and back-to-back fireplaces. This house type became common from the late 16th century onwards, and has been described by Matthew Johnson as 'closed' to distinguish it from its 'open' hall predecessors. The building demonstrates the result of the revolution in interior planning which took place in the 16th century - the abandonment of the open hall, in favour of upstairs and downstairs rooms heated by a massive central chimney. It is highly likely the building was constructed for a wealthy family connected with Wokingham's booming silk production, which during the mid to late 16th century created great wealth for the town. The building – and indeed the whole terrace – is notable for the elevated position, with the Reading Road being a sunken hollow way below, allowing for the new buildings to be separated, raised – figuratively and literally – away from the traffic and general unpleasantness.

As with many buildings of this type, the structure has been altered with changing ownership, fashions and building technology. During the 17th century the building was altered to the rear and side, but would have remained relatively consistent with the original appearance. In the late 18th century heavy alteration came in the form of the new façade, fenestration and roof reconfiguration. The neo-classical stuccoed façade grafted to the front elevation reflected the high fashion of the day, but – as it common when façades are added to older structures – failed to accurately project true classical proportions. The coach house was added to the west, of which no. 45 owns a proportion in the mid-19th century. Further alteration came during the early 20th century and inter-war period with a new rear element added along with fenestration and internal reconfiguration. Post war the building was sub-divided into two, the additional front door added along with the blocking up at ground floor and first floor, and with the exception of an additional rear wing added in 1989/90 and a conservatory which was granted permission in 1999, the building effectively remains unaltered from this early to mid-20th century alteration. Crucially, the building retains a substantial amount of historic fabric from all the periods of alteration, which allows the developmental history to be clearly read and understood. Timbers and walling (including lath and plaster) from the 16th and 17th centuries – including the exceptionally fine chamfered beams (denoting a building of wealth), late 18th century windows, doors, chimney, interwar features including doors, windows, ironmongery, flooring, skirtings, architraves and walling. All this fabric and plan form strongly contribute to the special interest of the listed building, and given the demonstrable historical development makes for a highly sensitive and significant structure.

The new roof lights to be installed/replaced are of an appropriate design and scale and would not appear as incongruous features in their residential setting.

The proposals also include the erection of a single storey rear extension. A conservatory and single storey rear structure currently extends from the host dwelling. The proposed extension would replace an existing structure, albeit with a larger footprint. However, it would still be single storey and due to its location to the rear of the house, it would not be visible from the public realm, so that it would not detract from the character and appearance of the street scene. From a heritage perspective, the WBC Built Heritage Officer has indicated that the revised architectural form and elevational treatment of the proposed single storey element, as to form an orangery style addition is welcomed and seeks to better harmonise with

the host's form and language. In conjunction, the stepping away from the boundary seeks to have better proportion in relation to the host and would have the benefit as to allow maintenance access.

The rest of proposed elements that would be visible from the public street, naming the garage door, steps and electric point, would all be very modest in scale so that it would not detract the visual appearance of the street scene.

Internal alterations are also proposed, however these do not require planning permission and will be considered separately in the listed building consent (ref: 242705).

Overall, the revised proposals to alter no. 47 The Terrace would not result in any detrimental impact to the character of the area, nor would it harm the special interest of the listed building or character of the Conservation Area. As such, the previous reasons for refusal of previous application 241624 and accompanying listed building consent 241625 have been overcome, and the proposal is now acceptable.

Neighbouring Amenity:

The views offered from the new roof light would be obscured by the existing roof slopes of the host property, therefore, this window would not raise any overlooking concerns. With regards to the new ground floor windows part of the rear orangery extension, the existing boundary fencing would be high enough to sufficiently mitigate any loss of privacy concerns upon adjoining neighbouring amenities.

In terms of overbearing and loss of light impacts, the proposals are suitably located and of modest proportions not to pose any unreasonable concerns to any neighbouring properties.

Amenity Space:

The remaining rear amenity space would exceed the minimum depth requirement of 11 metres. The proposal is therefore acceptable in this regard.

Landscape and Trees:

The site is located within the Wokingham Town Centre Conservation Area (CA) on a Green Route Road. The application is accompanied by an Arboricultural Planning Report (24 2600 27.6.24) which is the same document submitted for the previously refused application Ref. 241624. There is a large mature Beech tree (T1) located within the rear garden of the property.

Whilst the WBC Trees & Landscape (T&L) Officer has not been formally consulted for this application, the Officer's comments relating to the previous application based on the same arboricultural information are still relevant for the purpose of the development hereby proposed. The T&L Officer noted that there are some evergreen hedge style trees and a large Beech at the rear of the site which will be impacted by the proposal. The arb submission does not adjust the root protection area (RPA) for built form where there are unlikely to be roots. However, the unadjusted RPA of the Beech covers most of the site anyway so the submission is sufficient for this application. Likewise, the proposed changes as viewed from the Green Route e.g. garage door, steps and electric point, will be either very slight, or enhance the

character of the street scene, from a T&L perspective. The changes to the rear will not attract public views. As such, no concerns are raised to the proposals on trees & landscape 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:	02 December 2024
Earliest date for decision:	18 November 2024

**Recommendation
agreed by:
(Authorised Officer)**



Date: 2 December 2024