

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250074
Site Address:	68-70 Peach Street, Wokingham, RG40 1XH
Expiry Date:	14 April 2025
Site Visit Date:	19/09/2024 – See PA: 242027
Proposal: Full application for the proposed relocation of ground floor shop frontage, changes to fenestration and installation of electric roller shutter.	

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	Approved

	Automatic Telling Machine	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
242941	Full application for the proposed installation of 4 no. first floor windows.	Approved, 13/03/2025

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received.

WBC Highways – No objections.

WBC Built Heritage Officer – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	The Wokingham Town Council P&T Committee - The Committee support this application.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site comprises a ground-floor unit within a larger two-storey detached commercial building, situated along a parade of shops on Peach Street.

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:

Peach Street comprises a mix of uses, with commercial shopfronts at ground floor level and residential properties above. The application building is a mid-to-late 20th-century commercial structure, likely dating from the 1960s to 1980s. It exhibits a functional, modernist design typical of post-war town centre developments, characterised by a flat roof, large rectangular windows, and a concrete façade. Prioritising practicality over ornamentation, the building contributes little to the historic or aesthetic character of the conservation area, particularly when considered in the context of the wider street scene, which includes more historic buildings of higher architectural merit.

The proposal seeks to install an electric roller shutter and reposition the front entrance door, replacing it with an electric automatic sliding door set back approximately 2 metres from its existing position to create a recessed entrance area. While the introduction of a recessed entrance would differ from the largely non-recessed shopfronts in the immediate vicinity, there is no strong uniformity in fenestration arrangements or door positioning along the street. As such, this element of the proposal would not adversely impact the character of the area or setting of nearby listed buildings.

With regard to the proposed electric roller shutter, the Council's Heritage Officer has reviewed the application and considers that, when in use (i.e., in the closed position), the shutter would have a negative impact on the character and appearance of the conservation area. Specifically, it would introduce a less welcoming and more utilitarian feature within the street scene. As such, the Heritage Officer objects to the security shutter as originally proposed.

However, it is acknowledged that the neighbouring shopfront is already fitted with a similar roller shutter. In light of this, amended plans were submitted by the agent on 07/04/2025, confirming that the roller shutter will be finished in a matt dark grey. This revised colour is intended to more closely match the neighbouring shutters and offers a more neutral, modern finish that would harmonise more effectively with surrounding traditional materials, such as brickwork and painted timber. Following this update, the proposal represents a modest alteration that would not significantly impact the character of the building. It would preserve the character and appearance of the conservation area and would not adversely affect the setting of nearby listed buildings.

Neighbouring Amenity:

The views offered from the fenestration proposed on the front elevation would be similar to that shared from the existing arrangement therefore no unacceptable overlooking impact over and beyond the degree of privacy as existing would arise.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed the application and confirmed that the proposed alterations to the shop frontage would have no impact on the public highway. As such, no objections are raised in this regard.

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:	2 April 2025
Earliest date for decision:	10 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	07.04.2025