

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	261919
Address:	27 The Square, Spencers Wood, Wokingham, RG7 1BS		
Proposal:	Householder application for the proposed two storey side extension and single storey rear extension.		
Heritage Asset:	The Square, Spencers Wood: Area of Special Character (ASC) – identified by the Council and is classed as a non-designated heritage asset, one which holds a degree of historic and architectural merit in the traditional buildings within it and the character of the area. No. 27 (and attached no. 29) The Square – Non-designated heritage asset (NDHA) Setting of Nos. 23-25 and Hawthorne, 35 The Square – Non-designated heritage assets		
Site Visit Made:	Yes – highway only for different application		

Summary Of Recommendations

No objection

Comments On Proposal

The application proposes the alteration and extension to 27 The Square, one half of a pair of 19th century dwellings located within *The Square, Spencers Wood* Area of Special Character (AoSC). No. 27, and the attached no. 29, are good examples of a late 19th century semi-detached dwellings, in the domestic style. Of Reading stock red brick with buff brick detailing and ornamentation under a front pitched slate roof, and central stack. The pair are generally well-preserved and positively contribute to the character and appearance of the AoSC. Within the AoSC assessment, the pair are identified as ‘un-designated heritage assets’, which in NPPF terms equates to that of a ‘non-designated heritage asset’ (NDHA).

Single-storey side and rear extensions to no. 27 have been previously approved under application 243031, with pre-application advice previously sought for a two-storey side element. This two-storey was greater in scale, as compared to the currently proposed, and was not supported at pre-application stage. The current scheme has sought to address previously identified design issues, and also evolve the previously approved scheme under 243031.

Whilst still considerably wider than the original primary elevation, due to the set back and reduced scale of the addition, it may not read adversely in respect to the original architectural integrity of the host. Due to the siting and position, an extended element in this area would not be as prominent, as compared to other dwellings in the AoSC. Provided materials and finishes are well specified and appropriate (as to be conditioned), then the new elements could blend in relatively sympathetically. It is important that the pair of dwellings are still read through the primary elevation, that of a relatively simple and modest scale, and not to over aggrandize the architectural form, which on balance, this proposal achieves.

Given the previous approval under 243031, of which it could be argued, that whilst the current scheme is larger in scale, the form and detailing is more appropriate for the 19th century host – better reflecting the original architectural language. This, combined with the applicant's response to the pre-application, of which they have sought to reduce the scale and massing as advised, would result in an acceptable design in terms of the historic environment.

As such, it is advised that no harm would arise to the non-designated heritage assets of The Square, Spencers Wood Area of Special Character, and to the host, no. 27 The Square. The proposals would not, therefore, conflict with Policy TB26 of the MDD, and thus no objection is raised to the application from a heritage perspective.

If minded to approve, the following conditions are advised as to secure a high standard of development sympathetic to the host and area:

Conditions

Notwithstanding information shown on the approved drawings, no relevant works, or those above slab level, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical, on site, samples as applicable. The works shall then proceed in strict accordance with the approved details and maintained as such in perpetuity. These requirements include provision of information relating to:

- 1. the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar;*
- 2. the material, size, texture, colour, profile, and source of roofing materials (including ridge tiles);*
- 3. materials and finishes to be used in the detailing of barge boards, eaves and verges;*
- 4. the proposed rainwater goods;*
- 5. the proposed or maintained hard landscaping ground finish and materials.*

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section

20 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB26.

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all external windows and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 20 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB26.

Date:	15/09/2026	Signed:	Roderick McDonald Built Heritage Officer
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