

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                   |                                         |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Application Number:</b>                                                                                                        | 242044                                  |
| <b>Site Address:</b>                                                                                                              | 11-13 Broad Street, Wokingham, RG40 1AU |
| <b>Expiry Date:</b>                                                                                                               | 9 October 2024                          |
| <b>Site Visit Date:</b>                                                                                                           | 2 September 2024                        |
| <b>Proposal:</b> Full application for the proposed installation of a new service hatch and external alterations to the shopfront. |                                         |

### **PLANNING CONSTRAINTS/STATUS**

Listed Building  
Water Utility Consultation Zones  
Conservation Area  
Contaminated Land Consultation Zone  
Local Authorities  
Heathrow Aerodrome Consultation Zone  
Archaeological Sites  
Affordable Housing Thresholds  
Bat Roost Habitat Suitability  
Borough Parishes  
Scale and Location of Development Proposals  
Great Crested Newt Consultation Zone  
District Town and Local Centres  
Nuclear Consultation Zone  
Primary Shopping Area  
Borough Wards  
Landscape Character Assessment Area  
SSSI Impact Risk Zones  
Thames Basin Heaths SPA Mitigation Zones  
Green Routes and Riverside Paths Consultation Zone  
Listed Building Buffer Zone  
JCEB Mineral Safeguarding Areas

### **PLANNING POLICY**

|                           |                                                                                                                                                                                                                                                                                                                                    |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>    | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                              |
| <b>Core Strategy (CS)</b> | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals<br>CP11 – Proposals Outside Development Limits<br>CP13 – Town Centres and Shopping<br>CP14 – Growth and Renaissance of Wokingham Town Centre<br>CP15 – Employment Development |

|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MDD Local Plan (MDD)</b>                 | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC06 – Noise<br>CC07 – Parking<br>TB11 – Core Employment Areas<br>TB15 – Major Town, and Small Town/District Centre development<br>TB16 – Development for Town Centre Uses<br>TB17 – Local Centres and Neighbourhood and Village Shops<br>TB21 – Landscape Character<br>TB22 – Sites of Urban Landscape Value<br>TB23 – Biodiversity and Development<br>TB24 – Designated Heritage Assets<br>TB26 – Buildings of Traditional Local Character and Areas of Special Character |
| <b>Joint Minerals and Waste Plan (JMWP)</b> | DM1 - Sustainable Development<br>DM3 - Protection of Habitats and Species<br>DM4 - Protection of Designated Landscape<br>DM7 - Conserving the Historic Environment<br>DM15 - Site History                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Other</b>                                | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Sustainable Design and Construction Supplementary Planning Document<br>Wokingham Town Centre SPD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| <b>PLANNING HISTORY</b> |                                                                                                                   |                       |
|-------------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------|
| Application No.         | Description                                                                                                       | Decision & Date       |
| 972000                  | Proposed Erection Of Non-illuminated Fascia Signs.                                                                | Refused<br>13/05/1997 |
| 971935                  | Proposed Internal Refitting Of Shop And Redecoration Of Shop Front.                                               | Approve<br>21/11/1997 |
| 981578                  | Proposed Change Of Use Of Shop (A1) To Restaurant (A3) And Internal Alterations.                                  | Approve<br>03/02/1999 |
| 002500                  | Proposed installation of shopfront awning.                                                                        | Approve<br>11/12/2000 |
| 001368                  | Proposed installation of shopfront awning.<br>(Listed Building Consent)                                           | Approve<br>11/12/2000 |
| 071392                  | Proposed change of use of premises from florist (A1) to restaurant (A3), rear extensions and changes to frontage. | Refused<br>22/11/2007 |
| 071405                  | Proposed change of use of Flower shop (A1 Retail) to Restaurant (A3) use.                                         | Approve<br>11/02/2008 |

|        |                                                                                                                                                                                                                                                                                                                                   |                           |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 070775 | Listed building Application for the Proposed change of use from A1 (Retail) to A3 (Restaurant)                                                                                                                                                                                                                                    | Approve<br>11/02/2008     |
| 130256 | Application for advertisement consent for the proposed erection of 1no internally illuminated fascia sign, 1no externally illuminated projecting sign, 2no internally illuminated menus and 2no non-illuminated awnings.                                                                                                          | Approve<br>07/01/2014     |
| 132185 | Application for advertisement consent for the proposed erection of 1no internally illuminated fascia sign, 1no externally illuminated projecting sign, 2no internally illuminated menus, 2no non-illuminated awnings, plus painting of shopfront and window frames in cream.<br><br>(Listed Building Consent)                     | Approve<br>07/01/2014     |
| 161105 | Listed building consent for painting of the shop front in RAL 5008 plus installation of signage comprising of 1 set of externally illuminated fascia text, 1 set of sign written text, 1 externally illuminated projection sign and 2 internally illuminated menus.                                                               | Approve<br>14/06/2016     |
| 161097 | Application for advertisement consent for 1 set of externally illuminated fascia text, 1 set of sign written text, 1 externally illuminated projection sign and 2 internally illuminated menus.                                                                                                                                   | Approve<br>14/06/2016     |
| 241467 | Application for advertisement consent for 1no. set of internally illuminated fascia text, 1no. externally illuminated projection sign 1no. illuminated collection sign.                                                                                                                                                           | Approve<br>01/08/2024     |
| 242045 | Application for Listed Building consent for the proposed addition of a new service hatch, painting of the shopfront and replacement tiling to the stallriser, internal alterations, plus the installation of signage consisting of 1 no. externally illuminated projecting sign and 1 no. internally illuminated collection sign. | Awaiting<br>determination |

## CONSULTATION RESPONSES

### Internal

WBC Highways – No objection (19/08/2024).

WBC Built Heritage Officer – No objection (28/08/2024).

### 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 restaurant located on Broad Street in the Wokingham Town Centre Conservation Area. The building adjoins the Grade II Listed No.9 Broad Street and fronts Grade II Listed Nos.12A-14 Broad Street. The building comprises Zizzi restaurant over two floors and is surrounded by retail premises.

The heritage building is Grade II Listed and was officially listed in May 1974 with Historic England recognising the late 18<sup>th</sup> Century brick building with old tile gabled roof. They reference the 'Large 20<sup>th</sup> Century shop windows on the ground floor and glazed 20<sup>th</sup> Century entrance door to offices on the left 'as having 'no special interest'.

### Proposal:

This application seeks approval for the installation of a service hatch and panel on the left side of the front elevation that would replace 1.no existing glazed window panel. The proposal includes other alterations to the front facade which include re-painted window frames at ground-floor level and re-tiled stall risers.

### NOTE:

The Collection sign, replacement projection sign and refurbished Zizzi text already has approval under application 241467.

### 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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

### Character of the Area:

The application proposes replacing the far-left existing window panel with 1.no serving hatch and 1.no aluminium panel below with vinyl logos applied.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The proposed serving hatch would measure approximately 0.92m in width and 1m in height and would have a single moving window. All front window frames would be re-

painted white and the existing blue tiled stall risers re-tiled in Solus Terraware ceramic tiles. SH1 of the Borough Design Guide (BDG) states that 'Shopfronts contribute to the character of an area and to the quality of its public realm'. SH2 states 'Existing features or details of design quality that survive from original shopfronts should be retained and incorporated into proposals'. Although the existing shopfront is not original to the late 18<sup>th</sup> Century building, the design does incorporate the serving hatch and panel below into the end glazing panel and would not disrupt the overall rhythm or symmetry of the window frames that are mirrored on either side of the entrance.

The design of the serving hatch is appropriate in relation to the proportions of the building. It would be a relatively minor change to the façade of the restaurant and would have no discernible impact on the prevailing character of the host building or setting of the local area.

The proposed changes to the colour of the window frames to white would be sufficiently in-keeping with both adjoining buildings which have white painted window and door frames, and the proposed terracotta tiled stallrisers would be sympathetic to the red brick of the first floor of the building. Therefore, these changes would not appear obtrusive or overly dominant within the setting of Conservation Area or as part of the listed building.

### **Neighbouring Amenity:**

#### *Overlooking, Loss of Light & Overbearing:*

There are no overlooking, loss of light or overbearing concerns that would be generated by the proposal.

### **Highway Access and Parking Provision:**

WBC Highways were consulted and raised no objection to the proposal and commented "The proposed signages are approved in Planning Application 241467. The proposed ceramic tiles to stall riser are expected to be a replacement to existing grey tiles. There are no highway objections to the application subject to the informative below".

### **Built Heritage:**

The application site is part of the Wokingham Town Centre Conservation Area and is a Grade II Listed Building. The Built Heritage officer was consulted and raised no objection to the proposal and commented "*Nos.11-13 Broad Street date from the late 18th century with alteration in the mid-20th century. The ground floor was previously a retail shop unit, with consent granted in 1999 for the change of use to a restaurant and new shopfront installed at this time.*

*With the exception of the service hatch, the proposed works are not fundamentally different from the approved listed building consent of 161105 in 2016. Bar the slight alteration in signage design and colouring, the overall relatively traditional appearance would remain, and thus no objection is raised from a heritage perspective. As noted above, the shopfront is modern, dating from 1999. Whilst not unsympathetic in appearance, it is of limited significance and from a fabric perspective there are no concerns in this regard to its alteration. The concept of a serving hatch, as to allow for takeaway food to be collected without the need to enter the main restaurant, whilst not*

*unheard of, is entirely not common. It is however, in many ways, not dissimilar to an ATM on the front of a bank, in that the service is provided externally from the building. It is acknowledged the restaurant business must often respond to current trends and market demand, of which takeaway delivery/collection is one. As restaurant use is a component part of the character of the Conservation Area, and one which is important to maintain, if this is required as to ensure the continued use of the building as such, then no objection is raised against this element. Given the relative traditional appearance and sympathetic form, the proposed alteration would not harm the special interest of the listed building and would seek to preserve the character and appearance of the Conservation Area.*

*Therefore, no objection is raised to the application. If minded to approve, no specific material conditions are suggested as the submitted documents provide sufficient detail".*

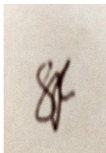
**Other:**

For the reasons set out above, the proposal is acceptable as it accords with local policy and guidance.

**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:             | Approve           |
| Date:                       | 26 September 2024 |
| Earliest date for decision: | 12 September 2024 |

|                                                               |                                                                                   |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation<br/>agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                                  | <b>30.9.24</b>                                                                    |