

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251471
Site Address:	50 Brook Street, Twyford, Wokingham, RG10 9NX
Expiry Date:	9 September 2025
Site Visit Date:	22/07/2025
Proposal: (Retrospective) Full Application for the proposed demolition of existing workshop and the erection of a new 1 no. bedroom dwelling.	

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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits 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 TB05 – Housing Mix TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology 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
Wokingham Borough	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements

Local Plan Update (LPU)	SS10 – Meeting our housing needs CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development CE7 – Low carbon and renewable energy generation CE8 – Protecting renewable energy generation C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel C5 – Parking and electric vehicle charging H1 – Housing mix, density and standards FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH2 – Safeguarding amenity DH5 – The historic environment
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
231116	Application for submission of details to comply with the following condition of planning consent (222614) dated [14/10/2022] refer to Conditions 3 (Decontamination), 4 (Construction Method Statement), 5 (Emission of Dust & Noise), 6 (Drainage), 7 (Materials), and 9 (Windows/Glazing).	Approved, 06 September 2023
222614	Full application for the proposed demolition of existing workshop and the erection of a new 1no. bedroom dwelling.	Approved, 13 October 2022
212921	Full application for the proposed erection of a 1 no. bedroom dwelling, following demolition of existing workshop.	Approve 15 November 2021
192280	Full application for the erection of a 1No bed two storey dwelling following demolition of the existing workshop.	Refused 14/05/20 and Appeal dismissed 09/02/21

181852	Full application for the proposed erection of a 1 no. bedroom dwelling, following demolition of existing workshop building.	Refused 08/08/18 and Appeal Dismissed 30/05/19
180533	Full planning application for the erection of two storey 1 bedroom dwelling following the demolition of the existing workshop.	Refused 26/04/18
172695	Full application for proposed erection of a two-storey dwelling following the demolition of the existing storage building.	Refused 13/11/17
CLE/2011/2668	Application for certificate of lawful existing use for 2 shops, 1 industrial building and 1 residential flat above the 2 shops.	Withdrawn 18/07/12
31111	Motorcycle shop at 20 Station Road, Twyford.	Approval 03/08/88
31110	Motorcycle store at 20 Station Road, Twyford.	Approval 03/08/88
30252	Extension to office and store.	Refusal 23/03/88
2745	Retail to motorcycles shop / renewal consent.	Approval 05/04/84
20603	Shoe shop to sale and restoration of vintage motorcycles.	Temporary approval 15/12/83
12826	'C' - Replacement two storey workshop.	Refused 10/04/80
12825	'B' – Replacement two storey workshop.	Refused 10/04/80
12824	'A' – Replacement two storey workshop.	Refused 10/04/80

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments.
WBC Drainage – No objections, subject to a condition.
WBC Enforcement – No comments.
WBC Highways – No objections, subject to conditions.
WBC Landscape and Trees – Further information requested.

WBC Built Heritage Officer – No comments received.
WBC CIL – No comments received.
WBC Ecology – No comments.
WBC Waste Services – No comments received.
WBC Cleaner and Greener – No comments received.

External

Natural England – No comments received.
Thames Water Utilities Ltd – No comments received.
South East Water – No comments received.
Berks, Bucks & Oxon Wildlife Trust – No comments received.

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council – No comments.
Ward Member(s)	No comments received
Neighbours	Prospect Villa, Brook Street, RG10 9NX - Objects on the grounds that the property at No. 50 has not complied with approved plans, specifically the omission of obscure-glazed windows that were required to protect neighbouring privacy. They state this results in direct overlooking into No. 49 and surrounding homes. Concerns are also raised about the historic loss of privacy, disruption during construction, and frustration that planning and building controls have not been properly enforced. The resident requests that the windows be replaced with obscure glazing in accordance with the original approval.

APPRAISAL

Site Description:

The application site relates to a two-storey detached dwelling allocated along the south-eastern side of Brook Street, an established residential road. The surrounding area is primarily characterised by terrace properties that are similar in design and appearance.

Planning History and Proposed Development:

This retrospective planning application arises from an enforcement investigation (ref: RFS/2025/090027) into development at the site that was not carried out in full accordance with the previously approved permissions.

Planning permission was originally granted in November 2021 for erection of a 1 no. bedroom dwelling, following demolition of existing workshop under planning ref: 212921. A subsequent application under planning ref:222614 for a near-identical scheme was approved in September 2022, the key variation being the introduction of a new external courtyard.

The dwelling at 50 Brook Street has since been constructed and completed pursuant to planning permission 222614 and is currently occupied. This current application

seeks to regularise a number of design and build material related alterations to the approved scheme, which are as follows:

- The formation of a mono-pitch canopy porch with slate tiles in place of a brick-built canopy porch
- Terca Witton Clay Stock Multi red brick in place of Imperial Kingsley Light
- Removal of the brick banding course at ground-floor level, with the banding extended across all three elevations at first-floor level.
- Reduction in the height of the low-level brick wall enclosing the dwelling's private courtyard, with the omission of the previously approved timber gate.
- Installation of a timber fence gate along the north-eastern boundary fronting Brook Street.
- Removal and replacement of the pre-existing wall along the north-western side boundary, which had originally been proposed for retention with the construction of a new wall.

Principle of Development:

The site is located within a designated major settlement and lies inside the defined settlement limits. The current proposal is almost identical in layout, scale and access to planning permissions 212921 and 222614; accordingly, the principle of development has already been established and is in accordance with the adopted Core Strategy.

Since the grant of those permissions, the Council's Local Plan Update (LPU) has progressed beyond Regulation 19 consultation, with the Regulation 22 submission made to the Secretary of State in February 2025. The plan is now at Examination in Public, with Inspectors appointed and initial questions addressed. While this represents an advanced stage in plan-making, the existence of unresolved objections and the requirement for hearings and potential main modifications restricts the weight that can currently be afforded to its emerging policies.

Although limited weight is afforded to the emerging Local Plan Update due to its unresolved objections and pending examination, the proposed development remains consistent with the policies within the LPU and would not prejudice the plan's objectives.

Character of the Area:

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 relates to Designated Heritage Assets including Conservation Areas.

The policy sets out the Council will conserve and seek the enhancement of designated heritage assets in the Borough, requiring a demonstration that proposals would at least conserve and where possible enhance a Conservation Area.

Mono-pitch canopy porch

The proposed mono-pitch canopy porch is modest in both scale and design and is read as a subservient addition to the dwelling. Given the presence of several comparable slate-roofed porches along the north-eastern side of Brook Street, the proposal integrates satisfactorily into the established street scene. As such, it does not have an adverse impact on the character and appearance of the conservation area.

Built Materials

The use of Terca Witton Clay Stock Multi Red brick is considered appropriate, as it reflects the predominant material palette of the street scene, which is characterised largely by multi-red brick. As such, this element of the proposal it does not have an adverse impact on the character and appearance of the conservation area.

Brick banding course

The proposal includes the removal of the brick banding course at ground-floor level. While properties further along Brook Street typically incorporate brick banding at both ground and first-floor levels, it is noted that buildings towards the far south-western end of the street are entirely absent of this feature. There are also variations in the patterning and colour of banding courses across the street, creating a degree of variety rather than a uniform or defining characteristic. In this context, although the ground-floor banding has been omitted, the introduction of banding across the first-floor elevations visible from the street ensures the dwelling remains consistent with the prevailing character. The resulting appearance is comparable to that of the adjacent property to immediate north-east (No. 20) and would integrate acceptably into the street scene. As such, this element of the proposal it does not have an adverse impact on the character and appearance of the conservation area

Entrance boundary wall

The proposed reduction in the height of the low-level entrance boundary brick wall is considered a modest alteration that better reflects the prevailing form of low-level front boundary treatments along Brook Street. As such, this element of the proposal it does not have an adverse impact on the character and appearance of the conservation area

Timber gate

The new 1 metre replacement timber picket gate is of modest scale and traditional design. As such, this element of the proposal it does not have an adverse impact on the character and appearance of the conservation area.

Removal and replacement of the pre-existing wall

The proposal includes the removal of a pre-existing wall that formed part of the wider workshop structure. As established under the previously approved applications 212921 and 222614, the workshop was considered to possess limited heritage significance due to its dilapidated condition and was judged to contribute negatively to its surroundings. In this context, the replacement of a small segment of the pre-existing wall with brickwork matching the main dwelling does not adversely affect the character or appearance of the area.

Overall, the proposed changes to the building are considered to have no adverse impact on the character or appearance of the area and would preserve the special architectural and historic character of the Twyford Station Conservation Area.

Outdoor Amenity Space:

The proposed level of outdoor amenity space is identical to that previously assessed under application 222614 and, as such, the assessment remains acceptable.

Internal Space Standards:

The proposal introduces a habitable room in the form of a first-floor dressing room/home office. Notwithstanding this addition, the overall dwelling continues to meet the Nationally Described Space Standards and is therefore considered acceptable.

Neighbouring Amenity:

The two ground-floor windows on the south-west side elevation (serving the kitchen and dining area) and the first-floor northwest side window (serving the dressing room/home office) have not been fitted with obscure glazing as required by condition no.20 of application 222614. Nonetheless, no overlooking or loss of privacy is anticipated.

While there is a first-floor window on the north-west side elevation of No. 49, any views from the proposed two ground-floor windows on the south-west side elevation would be angled and limited. The majority of the outlook would be directed towards the side access area, the blank lower wall of No. 49, and the wider street scene of Brook Street. As such, these windows do result in any unacceptable level of harm to any neighbouring amenity.

With respect to the first-floor northwest side window, a separation distance of over 10 metres is maintained to the properties opposite on Brook Street, ensuring that any potential for overlooking is minimal and does not result in unacceptable harm to residential amenity.

With respect to the remaining proposed elements of the scheme assessment remains the same as application 212921 and 222614 in terms of overlooking, loss of light and any overbearing impact on neighbours.

Highway Access and Parking Provision:

The councils Highways Officer has reviewed this application and notes that the proposal will increase the approved numbers of habitable rooms from 2 to 3. The proposed access and parking will be retained which is acceptable.

The Highways Officer notes that the approved bike store has been removed from the proposed site plan and secure and covered parking for cycle is required under condition no.11 of 222614.

In order to secure weather-proof bicycle parking facilities and encourage the use of sustainable modes of travel, in accordance with Core Strategy policies CP1, CP3, and CP6, this condition is considered necessary. A suitable condition will therefore be attached to any approval, requiring the submission of details within an appropriate timescale

Flooding and Drainage:

As the proposed alterations would not result in any material increase in hardstanding or give rise to flood risk, the assessment remains consistent with that undertaken for applications 212921 and 222614.

While the Council's Drainage Officer has requested details of the site's drainage system, these details have already been submitted and approved under application 231116, pursuant to Condition 6 of permission 222614. Accordingly, it is not considered necessary to require this information again.

Landscape and Trees:

The assessment remains the same as that undertaken for applications 212921 and 222614.

The Council's Trees and Landscape Officer have requested additional soft landscaping within the courtyard space. In accordance with condition 13 of planning application, a condition requiring details of both hard and soft landscape proposals will be attached to any approval in the intreats of visual amenity.

Ecology:

The assessment remains the same as that undertaken for applications 212921 and 222614.

Environmental Health:

The assessment remains the same as that undertaken for applications 212921 and 222614.

It is noted that a scheme to deal with contamination of the site and dust and noise has been discharged under 231116 in pursuant to Condition 3 and 5 of permission 222614. The alterations sought under this application do not give rise to any further

risk contamination, dust or noise on site. Accordingly, it is not considered necessary to require this information again.

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:	6 September 2025
Earliest date for decision:	14 August 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	08.09.2025