

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250650
Site Address:	East Court, Jubilee Road, Wokingham, RG40 3SD
Expiry Date:	13 May 2025
Advert Publication Date:	20 March 2025
Site Notice Date:	20 March 2025
Site Visit Date:	20 March 2025
Proposal: Application for Listed Building consent for the proposed demolition of chicken coop and chain-link enclosure forming chicken run plus replacement of powder coated aluminium store/outbuilding doors with painted timber doors.	

PLANNING CONSTRAINTS/STATUS

- Listed Building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
242350	Application for Listed Building consent for the proposed structural repairs and re-roofing.	Approved: December 2024

CONSULTATION RESPONSES

WBC Conservation	No objection
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REPRESENTATIONS

Finchampstead Parish Council	No comments
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APPRAISAL

The application seeks to demolish a chicken coop lean-to style structure which has been attached to the storage barn at East Court. By virtue of age, ancillary nature and ownership, the storage barn is identified as a curtilage listed building. The chicken coop itself is of no great age and very rudimental in construction, and whilst it may demonstrate a certain degree of previous use at the site (i.e. the keeping of chickens, presumably for food supply), the structure arguably diminishes the interest of the barn,

and thus by association, East Court. Given this, and the benefits of the associated repairs as a consequence of removal, no concerns are raised by this proposal.

The application also proposes the removal of the existing metal garage doors to the front of the barn with subsequent replacement timber doors. The extant doors are of no great age and are unsympathetic in material and appearance to the barn and to the wider site. Conversely, the proposed replacement doors are well considered, appropriate in appearance and construction and entirely appropriate. Sufficient details have been provided in regard to their detailing and thus no additional condition is required in this regard.

Overall, the application proposes significant improvements to the building, and thus no objection is raised by the Heritage Officer.

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:	23 April 2025
Earliest date for decision:	17 April 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	25.04.2025