

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241912
Site Address:	The Greyhound Inn, High Street, Wargrave, Wokingham, RG10 8BU
Expiry Date:	24 September 2024
Site Visit Date:	3 September 2024
Proposal: Full application for the proposed replacement of specified windows and external doors with timber framed double glazing.	

PLANNING CONSTRAINTS/STATUS

Wargrave Conservation Area
Modest Development Location (Wargrave)
Green Route
Archaeological Sites
Bat Roost Habitat Suitability
Wargrave Village Local Centre
Landscape Character Assessment Area
Great Crested Newt Consultation Zone Minor

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction TB17 – Local Centres and Neighbourhood and Village Shops TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Joint Minerals and Waste Plan (JMWP)	The JMWP does not apply to the scale of development proposed within the site's location.
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Wargrave Parish Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
240805	Full application for the replacement of specified windows with double glazing.	Refused – 24/05/2024
240678	Full application for the proposed alterations to lower the height of the existing chimney due to safety implications.	Conditionally Approved – 17/05/2024
240044	Application for non-material amendment to planning consent 223795 to enable alterations to the outbuilding, consisting of changes to the roof over the external stairs, rooflights and fenestration.	Refused – 25/01/2024
223795	Full application for the proposed change of use of the existing building to a flexible use within Classes E, C1 and sui generis (drinking establishment) with changes to fenestration, demolition of a single storey structure and provision of an awning, plus partial demolition and conversion of the existing outbuilding including erection of a part two storey part first floor extension to create a two storey outbuilding for a flexible use within Classes E, F1 and F2; associated landscaping, addition of 2 no. Air Source Heat Pumps, parking alterations, removal of old access and provision of new access off School Lane with a dropped kerb.	Conditionally Approved – 11/07/2023

CONSULTATION RESPONSES
Internal
WBC Landscape and Trees: No comment WBC Built Heritage Officer: No objection WBC Ecology Newts: No comment
External
Berkshire Archaeology: No below ground impacts, therefore no archaeology mitigation required.

REPRESENTATIONS	
Parish/Town Council	Wargrave Parish Council raised no objection.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL
Site Description: The application site comprises a vacant public house located in the heart of Wargrave

Conservation Area adjacent to the four-way crossroads. The inn temporarily ceased to operate in December 2021 but its historic lawful use comprised the main public house on the ground floor with ancillary visitor accommodation at first floor level with outdoor seating, a timber garage and associated parking towards the eastern boundaries of the site. Consent was granted in July 2023 (ref 223795) for use of the site as a flexible use within Classes E, C1 and sui generis (drinking establishment).

The principal elevations of the main pub face south and west towards High Street and School Lane, with the main vehicular access being located further east on School Lane which is bordered with a low brick wall and piecemeal planting. The current timber garage is located to the most northerly corner of the site and is of timber construction with three garage bays. The outdoor seating area to the rear of the pub is visually enclosed by planting or built development on all sides and is well screened from the roadside. The building is not listed but exhibits an architecturally attractive exterior with traditional timber single glazed windows and hence is considered a non-designated heritage asset.

Proposal:

This application is for the proposed replacement of existing single glazed timber windows and external doors with double glazed timber framed versions. These windows and doors would be at both ground and first floor level and on each elevation of the building. Some fenestration changes to the existing building were previously approved under consent ref 223795.

This proposal follows a recently refused application for the replacement of existing windows and external doors with double glazed uPVC framed fenestration (application ref 240805). The application was refused for the following reason:

By virtue of the unsuitable materials, the proposed replacement of the windows and doors with uPVC versions would result in 'less than substantial' harm to the Conservation Area and the proposal fails to protect and enhance the Conservation Area. Thus, the proposal would conflict with Policy TB24 of the Core Strategy, the NPPF and the advice within the Borough Design Guide.

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 alterations to an existing commercial building within settlement limits is acceptable in principle, subject to impact on other material planning considerations including the character of the area and designated heritage assets.

Design and 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.

The proposed replacement windows and external doors are proportionally reflective of the existing fenestration, with no change in size proposed and detailing including the height and width of casements being broadly retained. The proposed timber framing, in contrast to the previously proposed uPVC frames, is significantly more in keeping with the existing fenestration as well as the prevailing character of the street scene.

The proposed green colour, while a contrast to the existing white coloured timber frames, is in keeping with a neighbouring example at 69-71 High Street and complements other examples of darker frames within the village centre. The proposal is therefore not out of character in this respect.

Overall, the proposal would complement the underlying character of the village centre and would therefore have an acceptable impact on the character in accordance with Core Strategy policy CP3.

Impact on Designated Heritage Assets:

Policy TB24 of the MDD Local Plan outlines that the Council will conserve and seek to enhance the designated heritage assets in the Borough and their settings by supporting development proposals that will conserve the local character, setting, management and historic significance of designated heritage assets. Paragraph 201 of the NPPF states that LPAs should avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The site's location falls within Wargrave Conservation Area, a designated heritage asset. The Wargrave Conservation Area was designated to protect the special character that is unique to the village, and it has architectural merit and historical value. The unique character of Wargrave is made up of various distinct elements, including the High Street which is dominated by the narrow road and the tightly packed building styles, which creates an intimate space. This shows how the Wargrave Conservation Area is distinct and requires preservation of both the architecture and the history of the area. The site sits on the corner of High Street and School Drive, with the western elevation sitting on High Street, so forms a part of this intimate environment that forms a key part of the Conservation Area.

Section 7.8.4 of the Borough Design Guide SPD states that for Conservation Areas, *"traditional materials and finished, such as painted timber, glass, cast iron and render should be used, as they are still the most commonly used materials for good shopfronts. Plastics are not considered to be appropriate."* While the site is not a shop, the principle of this still applies to this proposal. The site has two main frontages that have dominance and visibility on the street scene, indeed it forms a focal point when approaching the adjacent crossroads from the south.

This revised scheme follows the recently refused application for the replacement of windows and external doors with double glazed uPVC framed fenestration. As discussed in the Design and Character of the Area section of the report above, the proposed use of timber framed fenestration under this proposal is significantly more in keeping with the existing fenestration and the underlying character of the village centre.

The Council's Built Heritage Officer has reviewed the proposal. While from a conservation perspective it is somewhat disappointing that the existing windows, particularly those on the ground floor frontages, are to be replaced, the proposed replacement windows and external doors are considerably more acceptable than the previous scheme. The proposed replacements would be of timber construction and of a like to like appearance to the originals, albeit with the addition of double glazing units. No objection is raised to the proposed green colour finish.

The Officer concludes that from a heritage perspective the proposal is acceptable and on balance would have a neutral visual impact to the building itself and to the Conservation Area it lies within. Following discussion with the applicant, points raised by the Officer which required clarification has now been resolved and the proposed external materials can be secured by condition. Plans which were originally submitted in error have been removed from the proposal to ensure that the agreed materials are implemented.

Overall, no harm from the proposed alterations to the architectural and historic significance of the Conservation Area has been identified and the proposal therefore accords with the NPPF and MDD Local Plan Policy TB24.

Neighbouring Amenity:

Due to the scale of works proposed, with no additional openings resulting from the fenestration changes, there would be no impact on the amenity of neighbouring occupiers and land uses.

Other:

The proposal would not impact the roof or the adjacent protected trees, therefore no mitigation for trees or potential bat roosts during the development is required.

Conclusion:

The proposal is a result of proactive discussions with the applicant and the previous reason for refusal has been sufficiently overcome. Therefore, this application is recommended for **approval**, subject to conditions.

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:	23 September 2024
Earliest date for decision:	5 September 2024

Recommendation agreed by: (Authorised Officer)	
Date:	23/09/24