

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242970
Site Address:	97 High Street, Wargrave, Wokingham, RG10 8DD
Expiry Date:	21 January 2025
Site Visit Date:	14 January 2025
Proposal: Householder application for the proposed erection of a rear outbuilding replacement.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Listed Building
Conservation Area

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 TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection subject to a condition
WBC Built Heritage Officer – No objection
WBC Ecology – No comments

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: No.97 High Street is end of a row of three cottages that collectively hold grade II listed building status. The cottages are situated within the Wargrave Conservation Area, where they lie adjacent to back edge of the High Street. These three cottages are understood to date back to the early 17th century, having been altered and enlarged in both the 19th and 20th centuries.

Within the application site, there is an existing outbuilding adjacent to the rear boundary, which currently serves a guest bedroom. The intention of this application is to replace the aforementioned outbuilding with a new structure.

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 development should be acceptable providing that it complies with the principles stated in the Core Strategy. 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.

Heritage & Character: The existing outbuilding is situated at the end of a long garden to the rear of property. It holds no historic significance and is sufficiently distant from the Listed Building not to have an impact on its setting. Furthermore, being located in the rear garden ensures there is no impact to the views and character of the Conservation Area or wider area. As such, with the replacement building to be sited where the present outbuilding stands, and with it being of a similar size, it is considered there would be no greater impact on the designated heritage assets than is the present case. The proposal complies with Policies CP1 & CP3 of the Core Strategy and Policy TB24 of the MDD Local Plan.

Use: The outbuilding would facilitate an office, pool room, storage, guest room and associated W.C. Despite the presence of the guest room, it is unlikely to be used as a separate residential unit due to the size and location of the outbuilding, combined with the lack of independent facilities. Notwithstanding, a condition has been included to ensure it remains incidental to the host property.

Neighbouring Amenity: The proposed outbuilding would be sited significantly far from neighbouring properties, which combined with its modest size, prevents any concerns on neighbouring amenity grounds.

Landscape and Trees: This application is supported by an Arboricultural Report undertaken by a qualified tree consultant. This report provides mitigation for the protection of an individual tree that would be affected by the proposed development. The Trees & Landscape Officer is satisfied with the mitigation measures suggested and has recommended a condition so that the protection is implemented.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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:	Yes
Recommendation:	Approve
Date:	20 January 2025
Earliest date for decision:	20 December 2024

Recommendation agreed by: (Authorised Officer)	
Date:	20 January 2025