

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241852
Site Address:	Red Cross Centre, 53a Denmark Street, Wokingham, RG40 2AY
Expiry Date:	19 September 2024
Site Visit Date:	24/08/2024
Proposal: Application for a certificate of lawfulness for the proposed change of use of the building to a dental surgery.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals
Wokingham Town Centre Conservation Area.

PLANNING HISTORY

Application No.	Description	Decision & Date
16730	Part demolition and rear extension forming offices, improved Red Cross accommodation as approved under consent 15320 but omission of windows to the gable and (south elevation) and provision of brick infilling	Conditionally Approved 17/12/1981
15320	Part demolition and new extension forming offices and improved Red Cross accommodation	Approved 02/07/1981

APPRAISAL

Site Description:

The application site comprises of a single storey building that fronts onto Denmark Street, located within the Wokingham Town Centre Conservation Area.

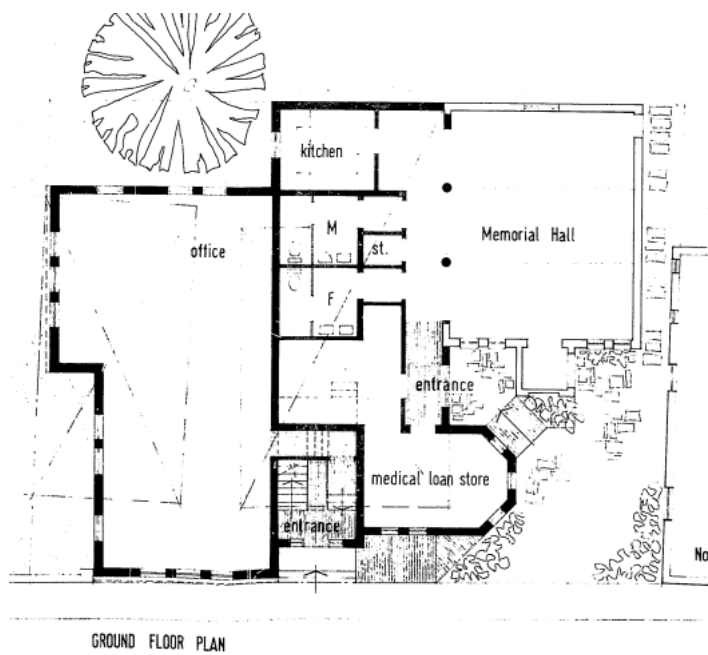
Proposal Description:

This certificate seeks approval for the proposed change of use of the building to a dental surgery (Class E(e)).

Assessment:

There is limited planning history for the site, with the existing records indicating its use was an orthopaedic clinic operated by The British Red Cross. As per the supporting covering letter, the building functioned as a War Memorial Orthopaedic Clinic from the 1920s. However, since 1980, the Red Cross had utilised the building as its regional headquarters, primarily for office and administrative purposes (Use Class E).

There is no planning history at the application site (no.53a Denmark Street) in which the building is recognised for office and administrative purposes, other than at the neighbouring building no.53 Denmark Street under applications 15320 and 16730 both granted in 1981. It is noted that the floor plans associated with planning application 15320 for the 'partial demolition and new extension forming offices' indicate that the main building area functioned as a memorial hall, which would fall under Use Class F2.



Proposed ground floor plan under planning ref: 15320

Despite this, it is acknowledged that type of room, as illustrated in the floor plan, may not fully convey the complete extent of its intended use and does not discount part of these rooms being used carry out any operational or administrative functions for the Red Cross, in accordance with Class E (g) (i). Photographs taken within the application building, received by the Council on 17/09/2024, depict desks and storage areas, suggesting administrative operations have occurred within the building.

Based on the evidence available to the Council, it is concluded that, on the balance of probabilities, the existing use of the property falls within Class E. Therefore, the proposed use as a dental surgery would be considered a permitted change and would not require planning permission.

RECOMMENDATION	
Recommendation:	Approval
Date:	18 September 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.09.2024