

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242431
Site Address:	Flats A, B, C and D, 27 Wargrave Road, Twyford, Wokingham, RG10 9PB
Expiry Date:	22 January 2025
Site Visit Date:	9 January 2025
Proposal: Full application for the proposed replacement of existing sash and casement windows with double glazed timber sash and casement windows to match existing, plus like for like replacement of existing timber external doors.	

PLANNING CONSTRAINTS/STATUS

Badger Sett Consultation Zones
Conservation Area
Green Routes and Riverside Paths
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Dev. Location (Twyford)
Tree Preservation Orders
Landscape Character Assessment 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 CC04 – Sustainable Design and Construction TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
990545	Proposed Conversion Of Number 29 Into 4 Flats And Erection Of 2 Dwellings And Two Flats. Demolition of number 27 and erection of 8 dwellings	Withdrawn
990741	Proposed Demolition Of A Dwelling House And Other Outbuildings in Twyford Village Conservation Area	Withdrawn

991788	Proposed Demolition Of 27 Wargrave Road And Outbuildings Of 29 Wargrave Road. Erection Of 4 Flats And 2 dwellings	Approved 17/12/1999
000026	Details to comply with condition 03 of consent 99/69957/F for the approval of materials.	Approved 22/05/2000
000214	Proposed erection of 2 dwellings (resiting of dwellings approved on consent 99/69957/F)	Approved 23/05/2000
001149	Proposed demolition of no 27 and out buildings of 29 (buildings in conservation area).	Approved 28/03/2000
002685	Proposed erection of one dwelling (amendment to design of dwelling as approved on consent 98/67504/F).	Approved 24/10/2000
011245	Proposed erection of dwelling with car port.	Refused 27/03/2002
020636	Proposed relaxation of condition 17 of consent 98/67504/F to allow persons of any age to occupy flats 1 - 4 at ground floor level.	Approved 15/07/2003
241328	Full application for the full replacement of existing white double glazed timber sash and casement windows with white double glazed UPVC sash and casement windows, with fenestration and colour to remain as existing. Replacement of existing blue composite glazed main entrance communal door with new blue composite glazed main entrance communal door. Rear timber glazed doors to be replaced with glazed UPVC doors.	Refused 21/08/2024

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objection subject to conditions

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

The site is a two-storey detached building, which has been converted into four flats. There is some soft landscaping to the front and two separate gardens to the rear. There is also a shared parking area to the rear.

Description of Development:

This application seeks permission to replace the existing double glazed timber sash and casement windows with new double glazed timber sash and casement windows to all flats. In total, 19 windows will be replaced. This application also seeks permission to replace the 3 existing timber doors, with new timber units that are like for like.

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.

Character of the Area:

Policy CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. Policy TB24 of the MDD Local Plan states that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:

- a) Requiring works to or affecting heritage assets of their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.
- b) Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.

Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

The WBC Built Heritage Officer was consulted on this application and has no objection to the proposal subject to a condition that ensures the replacement windows and exterior doors are of a satisfactory appearance. The comments from the Built Heritage officer are summarised below:

No. 27 Wargrave Road was built at the start of the century under planning permission F/1999/69957, with the building being faced in red brick, with traditional timber framed windows and exterior doors, in a form and proportions to mimic that of a later 19th / early 20th century era of dwellings. It appears a conscious decision was made with respect to the design and exterior detailing of the dwelling that appears to include the use of traditional timber framed windows, the intention being for these buildings to blend in with their conservation area location.

This application is following the refusal of application 241328 in May of 2024 which proposed to replace the existing timber framed windows and timber exterior doors with ones formed instead from uPVC, a modern material that is not considered traditionally appropriate given the conservation area setting.

The intention now is to replace the windows and exterior doors with new matching ones in timber. As such, on the basis that the appearance of the building would not change, there would be no adverse impact to the conservation area in which the building is situated.

Neighbouring Amenity:

There would be no impact on neighbouring amenities as the new windows and doors would be replacing existing and no new additional openings are being introduced.

Conclusion:

Overall, no adverse harm has been identified and the proposal is acceptable. The application is therefore 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:	Not required
Recommendation:	Approve
Date:	20 January 2025

Earliest date for decision:	12 December 2024
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Recommendation agreed by: (Authorised Officer)	
Date:	20/01/25