

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242137
Site Address:	17 Peach Street, RG40 1XJ
Expiry Date:	5 December 2024
Site Visit Date:	30 August 2024
Proposal: Full application for the proposed installation of a replacement front bay window and entrance door.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Conservation Area – Wokingham Town Centre
Contaminated Land Consultation Zone
Scale and Location of Development Proposals – Wokingham (Major Development Location)
Great Crested Newt Consultation Zone – Green and Amber Risk Zones
District Town and Local Centres
Primary Shopping Area
AQMA 2004
Landscape Character Assessment Area
SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity 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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
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000590	Proposed use of premises for cooking and sale of hot and cold pasties, and for the sale of other cold food items or use for any purpose fall ing within use class A1.	Approved 04/08/2000
171348	Application for advertisement consent to erect 8no fascia signs.	Approved 19/09/2017
180615	Application for advertisement consent to erect 6no fascia signs.	Approved 26/04/2018

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – No objection subject to condition(s)
WBC CIL – Development is not CIL liable

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of a 19th Century mid-terrace townhouse located within the centre of Wokingham Town Centre Conservation Area.

By virtue of its age, architectural and historic interest, as well as the positive contribution to the character and appearance of the Wokingham Town Centre Conservation Area, no. 17 Peach Street is considered a non-designated heritage asset (NDHA).

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/Heritage:

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 or 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 particular 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 proposals involve a replacement entrance door that would match the form of the existing, as well as replacement bay windows with a semi-circular detailing to match the form of the window about the entrance door. Both the Case and Built Heritage Officers concur that the replacement fenestration positively reflects the form of the 19th century townhouse and would have an acceptable impact on the Conservation Area.

Subject to a condition requiring the submission of detailed window and joinery plans prior to the commencement of development, the Built Heritage Officer raises no objections on heritage grounds.

Neighbouring Amenity:

The nature of the proposals do not warrant any concerns on these grounds.

Ecology:

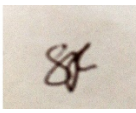
There are no anticipated ecological implications due to the nature of the proposals.

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:	Approval
Date:	2 December 2024
Earliest date for decision:	17 November 2024

Recommendation agreed by: (Authorised Officer)	
Date:	3.12.24