

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242962
Site Address:	St Sebastian's C Of E Primary School, Nine Mile Ride, Wokingham, RG40 3AT
Expiry Date:	31 January 2025
Site Visit Date:	24 January 2025
Proposal: Full application for existing flat roof finishes to be replaced with new, to match existing style. Existing pitched roof to have all existing tiles removed and replace with new, to match existing style with two bat access tiles to be installed.	

PLANNING CONSTRAINTS/STATUS

Countryside
Bat Roost Habitat Suitability
Tree Preservation Orders

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities 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 TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Property Services – No comments
WBC Green Infrastructure – No comments
WBC Landscape and Trees - Objection
WBC Ecology – No comments
WBC Sports Development (Places and Neighbourhoods) – No comments

External

None

REPRESENTATIONS

Wokingham Without Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: St. Sebastians is a Primary School located along Nine Mile Ride. The school grounds are set significantly back from the adjacent highway, due to the presence of the associated school car park and St. Sebastians Church to the south.

With the exclusion of the more modern part of the school towards the western side, this application seeks planning permission to replace the roof of the existing single storey building. The submitted Planning Statement refers:

‘The proposed work will include; existing flat roof finishes to be replaced with new, to match existing style. Existing pitched roof to have all existing tiles removed and replace with new, to match existing style with two bat access tiles to be installed.’

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.

Impact on Countryside & Character: The proposal seeks a like for like replacement of the existing flat roof finishes and for the replacement of the existing roof tiles on the pitched roof elements of the school. There would be no elevational changes, nor enlargements of the existing building. As such, there would be no considerable impact on the appearance of the school within its setting, and therefore no concerns on countryside or character impacts.

Neighbouring Amenity: There is no neighbouring amenity impacts associated with this proposal.

Landscape and Trees: WBC Landscape & Trees have raised an objection to the development. The concern is more closely related to the construction process, as opposed to the development itself. The Trees & Landscape Officer raised the following questions:

“Will pruning for access of construction vehicles be required? Will trees overhanging the school buildings need to be pruned back to safely facilitate contractors and the roofing works?”

Whilst the LPA are sympathetic to the Officers concerns, it is not considered that there is sufficient justification to refuse the application on the grounds of TPO impact. Due to the fairly modest scale of the development, the operation could be carried out without any negative implications to the protected trees at the rear of the building.

Ecology: The Preliminary Bat Roost Assessment concluded that the school building has a moderate habitat value for roosting bats, and therefore emergence surveys were deemed necessary.

It is considered that the subsequent survey effort and methodology are adequate to support the Ecologist's conclusion that the building is used as a roost for common pipistrelle. WBC Ecology support the conclusion that a European Protected Species Licence from Natural England will need to be obtained before the works commence. This has been secured via condition.

The installation of one bat box has been secured via the approved details condition.

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:	24 January 2025
Earliest date for decision:	4 January 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27 January 2025