

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251524
Site Address:	St Crispins School, London Road, Wokingham, RG40 1SS
Expiry Date:	26 August 2025
Site Visit Date:	05/09/2025
Proposal: Full application for the proposed erection of replacement windows, changes to fenestration, internal amendments plus new ramped area with steps.	

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 CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks TB24 – Designated Heritage Assets
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE6 – Reducing energy consumption in existing buildings CE7 – Low carbon and renewable energy generation C1 – Active and sustainable transport and accessibility NE5 – Landscape and design DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

There is extensive planning history at the application site; however, there is no relevant planning application or appeal history directly related to the current proposal (i.e., substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Ecology Newts – No comments.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description and Proposed Development

The application site comprises St. Crispin's School, located on the south side of London Road, a principal route into Wokingham town centre.

The application seeks permission for the following works:

- Removal, replacement and installation of ground floor window windows
- Construction of new dwarf walls
- Installation of new fire-rated doors
- Installation of an access ramp and associated handrails
- The laying of hard surfacing.

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:

St. Crispin's School comprises a number of buildings within a large campus, with the principal school building at the centre of the site being Grade II listed. The proposed alterations relate to the leisure centre building and adjacent skatepark, both of which are modern elements of the wider school complex and separate from the listed building itself.

The works include the removal and replacement of ground floor windows, construction of new dwarf walls, installation of fire-rated doors, provision of an access ramp with handrails, and the laying of hard surfacing. These alterations are modest in scale and functional in nature, reflecting typical requirements within an educational setting. Their design and materials would be sympathetic to the host building, ensuring that the works integrate without appearing visually intrusive.

Given their location, limited visibility from the public realm, and separation from the Grade II listed school building, the proposals would not harm the setting or significance of the designated heritage asset. Rather, they represent minor improvements that enhance accessibility, safety, and the would therefore have an acceptable impact on the character of the area and would not have an adverse impact on the setting of the listed building in the immediate proximity.

Neighbouring Amenity:

The views afforded from the proposed fenestration would be comparable to those from the existing arrangement, with any additional outlook remaining contained within the school grounds and well separated from neighbouring residential properties. As such, the development would not give rise to any unacceptable overlooking or loss of privacy beyond the current situation.

Given the modest scope of works, which are well away from any residential properties, there are no loss of light or overbearing concerns.

Landscape and Trees:

Given the minor scope of works, no trees or established shrubs will be removed or pruned as part of this development.

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:	Approval
Date:	7 August 2025
Earliest date for decision:	28 July 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	11.09.2025