

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251502
Site Address:	8a London Road, Twyford, Wokingham, RG10 9ER
Expiry Date:	19 August 2025
Site Visit Date:	13/08/2025
Proposal: Full application for the proposed windows replacement.	

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 CC04 – Sustainable Design and Construction TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
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 DH1 – Place making and quality design DH5 – The historic environment
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
030114	Proposed erection of 2 flats with associated parking, cycle stands and bin store.	Approved, 12/11/2003
021197	Proposed change of use of first floor from offices	Approved,

	B1 to residential C3.	27/05/2002
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CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – Objects to the proposed development.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Twyford Parish Council – No comment.
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Ward Member(s)	No comments received
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Neighbours	No comments received
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APPRAISAL

Site Description and Proposed Development

The application site comprises a part ground-floor, part first-floor end-of-terrace maisonette, positioned above an undercroft. It is located on the southern side of London Road, which extends from the High Street and serves as the main thoroughfare and commercial centre of Twyford.

The proposal involves the replacement of the existing first-floor timber-framed windows on the front and rear elevations with uPVC units.

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.

Impact on the Character of the Area and Built Heritage:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design.

R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Policy TB24 of the MDD relates to Designated Heritage Assets. Section 2 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.

London Road comprises a mix of uses, with commercial shopfronts at ground-floor level and residential properties above. It forms a key approach into the Twyford Conservation Area and contributes significantly to its historic character. The architectural style along London Road is distinctly varied, characterised by a mix of 18th and 19th-century buildings, many of which are two-storey, brick-built properties with traditional slate or clay-tiled roofs. Buildings are generally positioned close to the highway, creating a strong sense of enclosure and rhythm within the street scene.

Flat 8a, together with the adjoining unit above the retail side extension to Nos. 8–10 London Road, occupies a building that was formerly a dwelling house, seemingly constructed in the 19th century and later converted under planning permission 030114 (granted in 2003). The host building is of traditional appearance, with its first-floor element incorporating a mock-Tudor style, which makes a positive contribution to the historic character of London Road and the Twyford Conservation Area as a whole.

The proposal seeks the replacement of the existing first-floor timber-framed sash windows on the front and rear elevations with uPVC units.

The Council's Built Heritage Officer has reviewed this application and considers that the proposed replacement of the existing timber-framed windows with uPVC would diminish the appearance of this traditional historic building and, in turn, the character of the Twyford Conservation Area. The uPVC windows are considered to lack the refinement and detailing characteristic of traditional Victorian windows, resulting in a further erosion of the area's traditional character. Consequently, the Built Heritage Officer has raised an objection to the proposal.

However, the Case Officer considers it important to undertake a contextual analysis of the street scene in order to fully assess the degree of visual and heritage impact arising from the proposed alterations.

London Road is characterised by a varied mix of building styles, window types, and materials. Of particular note, the adjoining property at Nos. 4-6 London Road is a Grade II listed building that contains uPVC windows at first-floor level. Directly opposite the application site lies a mid-to-late 20th-century commercial building and a short terrace of properties, both of which also feature predominantly uPVC fenestration. While it is acknowledged that these buildings contribute little to the historic or aesthetic character of the Conservation Area, they nonetheless form part of its prevailing context. Furthermore, a property at No. 9 High Street, of similar mock-Tudor appearance to the host building, also incorporates uPVC windows at first-floor level.

When considered against this backdrop, the proposed replacement windows would not appear incongruous or out of character within the immediate street scene. Given their siting at first-floor level, the windows would not be readily legible from the public realm and any visual impact would therefore be limited.

It is accepted that the replacement uPVC windows would not *enhance* the architectural or historic character of the host property. Nonetheless, taking into account the existing context, the proposal can be considered to *conserve* the contribution that the building makes to the wider Conservation Area. On this basis, and having regard to Policy CP3 Policy TB28, it is considered that any harm arising from the proposal would be limited in scale and that the overall significance of this non-designated heritage asset would remain broadly preserved.

Additional window details, including cross-sectional drawings, were received from the agent on 24/10/2025. The Council's Built Heritage Officer has reviewed the submission and raised no objections to the proposed details.

Neighbouring Amenity:

Due to the nature and sitting of the proposals within a commercial setting, there are no loss of light, overlooking or overbearing concerns

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	
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Conditions agreed:	Not required
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Recommendation:	Approval
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Date:	8 August 2025
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Earliest date for decision:	17 July 2025
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Recommendation agreed by: (Authorised Officer)	
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HMM

Date:	26 November 2025
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