

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250220
Site Address:	36 and 38 Rose Street, Wokingham, RG40 1XU
Expiry Date:	9 July 2025
Site Visit Date:	13/12/2024
Proposal: Householder application for the proposed demolition of the existing conservatory, replacement of 3 no. flat roofs and repairs to 2 no. pitched roofs at the rear, installation of new front canopy roof plus changes to fenestration and erection of garden fencing.	

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping 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
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
42794	Conservatory	24/10/1994

CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC Landscape and Trees – No objections, subject to a condition.
WBC Built Heritage Officer – No objections, subject to conditions.
WBC Ecology – No comments received.

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 a pair of houses arranged as part of a terrace located along Rose Street in central Wokingham.

Originally constructed as two separate dwellings, the properties were later internally connected and have since been used as a single residential unit. This application seeks to reinstate Nos. 36 and 38 to their original configuration as two individual dwellings. The proposed works include the installation of replacement windows on both the front and rear elevations, new front entrance doors, the erection of boundary fencing to create separate garden areas, and various internal and external repair works to both properties.

This application, along with the accompanying listed building consent application (reference 250221), forms a corresponding pair of submissions relating to the same properties at 36–38 Rose Street, under references 242929 and 242930. While the description of the proposed works and certain minor details—particularly regarding internal and external repair and renovation—differ slightly between this set of applications and the previous ones, the proposals are effectively identical and will be assessed as such.

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, Built Heritage and Conservation Area:

Nos.36 and 38 Rose Street are a historic former pair of two-storey painted rendered houses, with tiled pitched roof that hold grade II listed building status and are within the Wokingham Town Centre Conservation Area and are themselves flanked by properties that also hold listed building status. Historic England's National Heritage List for England (NHLE) listing description identifies nos.36 and 38 Rose Street as a pair of early 17th century houses of part timber framed rendered and painted, part brick construction, and altered in the 20th century.

The site is located within Wokingham town centre and lies within the designated Conservation Area. The properties form part of a traditional residential streetscape characterised by clusters of terraced housing, arranged in distinct groupings defined by repeated house types. These groupings clearly reflect Wokingham's historical development, contributing to the area's heritage significance and architectural character. This context underscores the importance of preserving the historic fabric and streetscape cohesion within the Conservation Area.

The Council's Built Heritage Officer has reviewed the application and notes that the existing windows are modern additions of no historic significance. The front elevations currently feature timber-framed, side-hung and fixed multi-pane single-glazed windows, incorporating modern fanlight elements. The proposal seeks to replace these with timber-framed sliding sash windows, double-glazed with internal spacers and applied glazing bars to create a multi-pane Georgian appearance.

While double glazing is typically considered inappropriate for listed buildings where traditional windows survive, in this instance, due to the form and modern nature of the existing windows, the proposed replacements are considered to offer a visual enhancement. The paint-finished timber sash windows would be more in keeping with the historic character of the buildings, while also delivering improved thermal efficiency, noise insulation, and security.

A similar situation applies to the front doors, which are also of no historic age or significance. It is noted, somewhat unusually, that the door opening to No. 36 is narrower than that of No. 38 Rose Street. The proposed replacement doors would replicate the form of the existing front door at No. 38, thereby creating a more unified and coherent appearance between the two dwellings.

The current flat-roofed porch canopy, which spans both entrances, is in a deteriorated condition. While it may have some age, it is considered to be of limited heritage significance. Consequently, there is no objection in principle to its replacement. The proposed canopy would be marginally thicker, incorporate a gentle mono-pitch slope, and feature integrated downlighting—considered an acceptable enhancement.

In summary, the proposed works are modest, largely affect non-original features, and would enhance the appearance of the buildings. The replacement windows and doors are more in keeping with the historic character, and the new porch canopy is a sympathetic improvement. As much of the work is not prominent from the public realm, the proposals are not considered to harm the character or significance of the

conservation area. The scheme is therefore supported in heritage terms.

While the Built Heritage Officer raises no objection in principle to the proposed works, this is subject to conditions requiring: detailed joinery drawings for all new external windows and doors; full details of proposed boundary treatments; and clarification/specification of the internal and external repair works, in order to safeguard the special architectural and historic interest of the buildings.

Additional information was submitted by the agent on 23/04/2025 in response to the Officer's earlier request for further details. While this information was generally welcomed, the Built Heritage Officer advised that it does not fully satisfy the requirement to waive the previously recommended conditions. Several conditions remain necessary to ensure the proposed works are properly detailed and that the special architectural and historic interest of these Grade II listed buildings is preserved.

Neighbouring Amenity:

Due to the nature of the proposals, there are no loss of light, overlooking or overbearing concerns.

Highway Access and Parking Provision:

The council's Highway Officer has reviewed this application and notes that the proposal will not result in any additional habitable rooms, therefore the existing parking arrangements are therefore considered acceptable.

Landscape and Trees:

Several trees are located within the rear garden of the application site, some of which offer public visual amenity due to their partial visibility from Rose Gardens to the north-east and more distantly from Rectory Close and Osborne Road. The Council's Trees and Landscape Officer has reviewed the application and notes that two trees—T1, a mature conifer, and T2, a mature silver birch—were initially proposed for removal. No formal justification was provided for their removal, although it is suspected that the conifer may be located too close to the dwelling.

The Trees and Landscape Officer expressed concern regarding the loss of the silver birch, which does not directly interfere with the development and contributes positively to the visual character of the area. In response, an updated Tree Management Method Statement was submitted by the agent on 10/02/2025, which confirms the retention of the silver birch, subject to minor pruning works in line with the officer's recommendations. A suitable condition will be imposed to ensure compliance with the approved tree management measures.

In addition, the Trees and Landscape Officer highlighted the contribution of two rose bushes located adjacent to the front doors. These modest features were noted to enhance the limited green infrastructure at the front of the site and were considered to positively reflect the character of the street, which is named Rose Street. The officer therefore recommended that either the existing rose bushes be retained or

suitable replacements be secured via a landscaping condition.

However, given the highly constrained nature of the site—specifically, the lack of a front garden or private frontage, with the dwellings opening directly onto the public footpath—it is considered that requiring a formal and extensive landscaping scheme would not be reasonable in this instance.

Ecology:

The site is located within a habitat known to support bat roosts previously identified elsewhere in the borough. The supporting Preliminary Ecological Appraisal Bat Report (Urban Tree Experts, October 2024, ref: SPH/NP/PEA-24/19.09) involved a detailed inspection of the interior and exterior of the property for bats, signs of bats, and features suitable for use as roosting sites. The report therefore concluded that a separate dusk emergence survey was required to establish the presence or absence of roosting bats.

A follow-up Bat Emergence Survey (John Wenman Ecological Consultancy LLP, May 2025, ref: R2921_BES_a) was submitted by the agent on 20/06/2025. No bats were recorded emerging from the property during this survey. The findings provide sufficient confidence that roosting bats are currently absent from the low-suitability potential roost sites identified externally on the property. Consequently, the survey data demonstrates that the planning application is highly unlikely to result in damage or destruction of a bat roost, or cause disturbance or harm to bats.

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/No/Not required
Recommendation:	
Date:	30 June 2025

Earliest date for decision:	10 March 2025
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.07.2025