

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250168
Site Address:	The Verge, The Village, Finchampstead, Wokingham, RG40 4JR
Expiry Date:	4 April 2025
Site Visit Date:	25 September 2024
Proposal: Application to vary condition 2 of listed building consent 220604 for the proposed erection of a part single, part two storey side and rear extension plus fenestration changes. Condition 2 refers to the approved details and the variation is to amend fenestration on the west elevation. (Part retrospective).	

PLANNING CONSTRAINTS/STATUS

Listed Building
Contaminated Land Consultation Zone
Areas of Special Character
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Limited Development Location (Finchampstead)
Landscape Character Assessment Area

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
022143	Proposed erection of detached garage.	Withdrawn 09/12/2002

022144	Proposed internal alterations to listed building.	Approved 10/04/2003
030831	Demolition of existing garage and proposed detached double garage with pitched roof.	Approved 07/10/2003
031052	Proposed erection of detached garage.	Withdrawn 06/05/2003
162622	Householder application for proposed erection of single storey side and rear extension to dwelling.	Approved 23/11/2016
162623	Listed building consent for proposed erection of single storey side and rear extension to dwelling.	Approved 23/11/2016
192778	Householder application for the proposed erection of a single storey side and rear extension and covered veranda following removal of the existing rear porch canopy.	Approved 25/11/2019
192798	Application for Listed Building consent for the proposed erection of a single storey side and rear extension and covered veranda following removal of the existing rear porch canopy.	Approved 25/11/2019
220603	Householder application for the proposed erection of a part single, part two storey side and rear extension plus fenestration changes	Approved 26/07/2023
220604	Application for Listed Building consent for the proposed erection of a part single, part two storey side and rear extension plus fenestration changes.	Approved 26/07/2023
232080	Householder application for the proposed conversion of the existing detached double garage into habitable accommodation.	Refused 13/11/2023

CONSULTATION RESPONSES

Internal

WBC Built Heritage Officer – The proposed works are deemed as acceptable, including the roof lanterns and the flat roof parapet wall. The Heritage Officer is therefore satisfied with the approval of the application.

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

The Verge is a two-storey detached building of modest scale and proportions forming one of a number of buildings along the south side of the Village in the south of the Parish. The listing for the Verge describes it as an altered early 19th century house, extended in the 20th century.

All the houses along the street are two-storey detached houses. All properties along The Village are built on a building line allowing for a decent setback from the footpath edge allowing for landscaping and parking provision. The dwellings all use the similar material palette with white and brown being the most common colour scheme. The dwellings along the road are all similarly proportioned.

Description of Development:

This application seeks permission to amend the approved scheme (ref: 220604), by virtue of amending the ground floor fenestration on the western elevation of the approved extension, removal of one window from the northern elevation of the approved extension, removal of a first-floor window on the western elevation and the increase in size of a first-floor window on the western elevation.

Impact on Listed Building:

The amendments to the fenestration on the approved extension and removal of one window from the extension would have no impact on the listed building as these changes are to the extension approved application 220604. These changes would not impact upon any of the historic fabric of the listed building. Additionally, the changes to the windows are not significant enough to cause harm to the character and appearance of the listed building or its setting.

The other amendments include the removal of an existing first-floor window on the western elevation and the increase in size of an existing first-floor window on the western elevation. The Council's Built Heritage Officer was consulted on this application, and they are satisfied that the differences in form and arrangement of windows on the western elevation are minor changes that do not affect the significant of the designated heritage asset. As such, from a heritage standpoint there is no objection to the changes.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms (TB24) and the NPPF and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	7 August 2025
Earliest date for decision:	6 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	8 August 2025