

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261611
Site Address:	4 Windermere Close, Winnersh, Wokingham, RG41 5XW
Expiry Date:	16 September 2026
Site Visit Date:	03 August 2026
Proposal: Householder application for the enlargement of fencing to 2.43m in height. (Part- retrospective)	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel C4 – Green and blue infrastructure and public rights of way NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

None

CONSULTATION RESPONSES

Internal

WBC Enforcement- No comment
WBC Highways- No objection
WBC Trees and Landscape- No objection subject to conditions
WBC Cleaner and Greener- No comment

External

None

REPRESENTATIONS

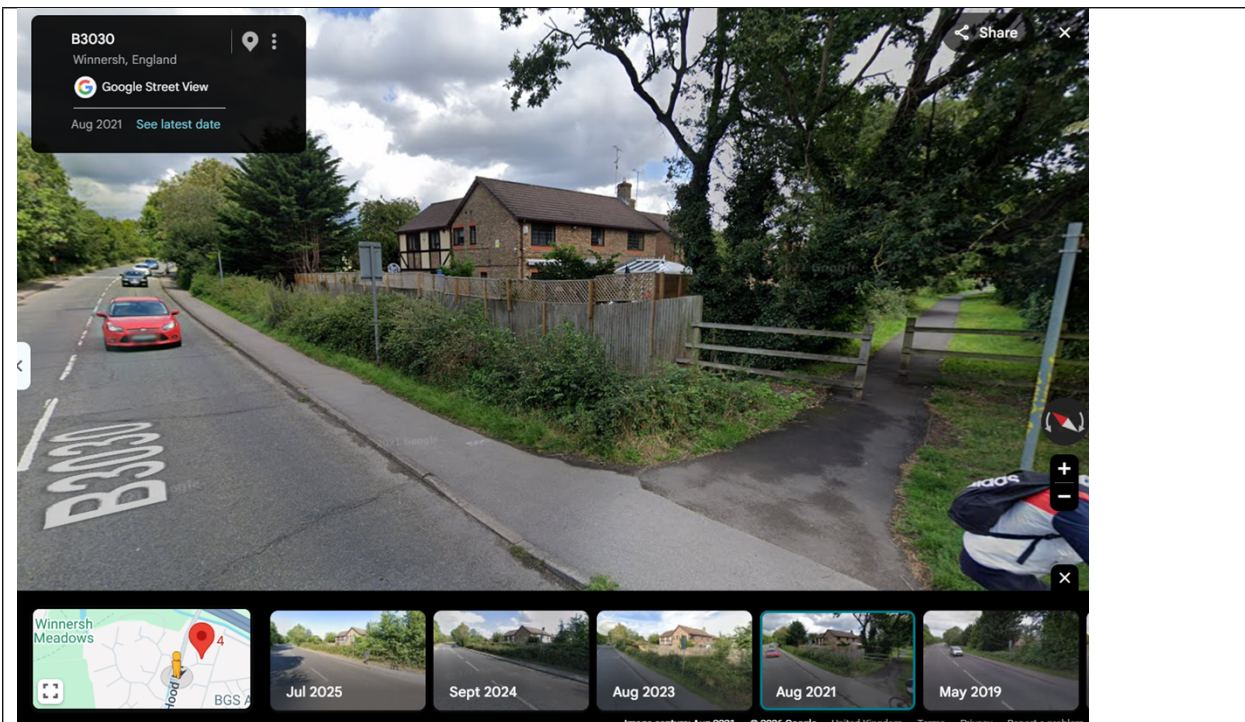
Parish/Town Council	No comments received
Ward Member(s)	No objection to the height of the fence but enquires about the possibility of conditioning vegetation planting alongside the footpath. This will be discussed in the main body of the report.
Neighbours	No comments received

APPRAISAL**Site Description:**

4 Windermere Close is a detached two-storey dwelling within the Major Development Location of Winnersh. Adjacent to the property is B road Robin Hood Lane and public right of way WINN13 (footpath). The development has enlarged the fencing along the boundary with both Robin Hood Lane and WINN13.

Although there was concern that the fence may encroach onto council land, this is not considered to be the case, but it is very close to the boundary. It is not considered that the fence has been moved, as it remains in line with the neighbour, as shown in image below. In addition, the fence has been in place since 2021, as shown in Street View imagery below. However, it has been painted and vegetation removed.





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.

Character of the Area and Design:

Policy CP3(a) of the Core Strategy states proposals should be of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design.

This is echoed by policy DP3 of the NPPF which outlines that proposals should respond to their context, for example, through their use of materials. DP3 (g) outlines that development should be visually attractive and maintain a strong sense of place through the use of a coherent palette of materials, design features and planting.

R12 the Borough Design Guide states that boundary treatments should be designed to contribute positively to the character of the area and to the quality of the public realm. It is stated that a full height close boarded fence is unlikely to meet these criteria. However, this policy largely related to front boundaries and the need to maintain open frontages, prioritising vegetated boundaries.

The fence is set back from the public footpath by 3.4m on the southern boundary and from by road by approx. 4.5m on the western boundary. It has a maximum height of 2.43 metres. This is an increase of approx. 0.63m.

In its existing form, the scheme would, by virtue of its excessive height and solid design, appear as a stark and physically oppressive structure adjacent to a public footpath that is at odds with other boundary treatments in the vicinity and thereby would unacceptably detract from the character of the surrounding area.

With the scheme amended, the proposed trellis poses no substantial harm to the character of the area. It is a typical timber trellis found on domestic properties and is in keeping with the character and appearance of the area. The size of the trellis is modest, and the overall height of the fence/trellis is commensurate with residential boundary treatment in the area, in line with the neighbouring property.

The fence along the western boundary which borders Robin Hood Lane also poses no substantial harm to the character of the area as this section of the fence is topped with a trellis and has planting maintained in front.

Neighbouring Amenity:

Policy CP3(a) of the Core Strategy states proposals should not result in detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

As the fence borders a road (Robin Hood Lane) and public footpath (WINN13), there are no concerns on neighbouring amenity grounds as it is not expected that the fence would impact on loss of light, overlooking or overbearing.

Highway Access and Parking Provision:

The development does not have any concerns on highway access or safety as the fence is set back 4.5m from the road and the fence is not adjacent to an access.

WBC Highways have been consulted and do not object as the fencing is set back from the highway by an existing highway verge.

Amenity Space:

The proposed fence would not adversely harm the usability of the site's rear amenity space for current or future occupiers as no loss of amenity space has occurred.

Landscape and Trees:

It does appear that vegetation has been removed from council owned land in between the fence and the footpath. Although it is noted that some attempt to replant has occurred, there is still a significant gap in this section of the footpath, as vegetation remains elsewhere along the path.

WBC Trees and Landscape have been consulted and state that as vegetation has been removed, replacement planting will be needed to screen the increased height of the fence from the PROW. The officer requested that a landscape plan be submitted.

Applying such conditions in this instance is not deemed necessary to make the development acceptable as the scheme has now been amended to include a trellis instead of a close boarded structure. The additional height therefore does not need to be softened by planting to make it acceptable.

Conclusion:

Overall, with the scheme amended to provide a trellis along the boundary with the footpath, there is no substantial harm to the character of the area and therefore approval of the scheme is recommended.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	
Date:	29 July 2026
Earliest date for decision:	13 August 2026

Recommendation agreed by: (Authorised Officer)	
Date:	01/10/26

PLANNING CONSTRAINTS/STATUS**Affordable Housing Thresholds | Total count: 3**

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Winnersh

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Footpath

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Water Network Watercourse Consultation Zone | Total count: 1

#	watercourseName	form
1	No data	inlandRiver

Annual likelihood of surface water flooding 1 in 30 | Total count: 3

#	depth_band
1	<150mm
2	150-300mm
3	300-600mm

Annual likelihood of surface water flooding 1 in 1000 | Total count: 3

#	depth_band
1	<150mm
2	150-300mm
3	300-600mm

Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	TB730	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	TB731	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	TB732	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	TC730	Ecology Officer, Green Infrastructure Team

5	Bat survey required for planning applications that involve roof modification or demolition.	TC731	Ecology Officer, Green Infrastructure Team
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Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=&location=479921,172819%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Wokingham-Winnersh Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Winnersh Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Winnersh CP	0 m