

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251582
Site Address:	28 Tennyson Road, Woodley, Wokingham, RG5 3RH
Expiry Date:	19 December 2025
Site Visit Date:	15 August 2025
Proposal: Full application for the proposed erection of a 2m replacement fence, alterations to the front drive including the erection of a brick wall, and change of use from amenity land to residential. (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 CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Local Plan Update (LPU)	SS1 – Sustainable development principles DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
251472	Householder application for the proposed engineering operations to re-level the rear garden and facilitate the formation of a patio with associated retaining structures.(Retrospective)	Approved, 20/08/2025
240417	Application for a certificate of lawfulness for the proposed single storey rear extension. (Part Retrospective)	Approved, 24/04/2024
232765	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.	Application Withdrawn, 15/01/2024

CONSULTATION RESPONSES

Internal

WBC Highways – Requested further information

External

None

REPRESENTATIONS

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

APPRAISAL

Context: The application site relates to a two storey, detached property, located in an established residential area, sited at the junction of Tennyson Road and Keats Road. The surrounding area is characterised by detached and semi-detached properties set in discernible groupings which are distinguished by repeated house types.

This retrospective planning application has been submitted following an enforcement investigation into the unauthorised construction of a front brick wall and replacement/relocation of boundary fencing.

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: The majority of the replacement fence sits on the same line as the pre-existing boundary treatment, and only represents a minor increase in height. The previous fence appeared degraded and structurally compromised, and the new fence is a visual upgrade in this respect. There is an array of boundary treatments in the wider estate, such that the replacement fence would not appear out of character amongst its surroundings.

Notwithstanding the above, the retrospective development has enclosed a small strip of amenity land along the western boundary of the site, which was previously located outside the fence line, thus providing a landscaped edge to the plot. From a visual perspective, the loss of this landscaped strip, whilst unfortunate, has not been detrimental to the character of the area. The openness of this junction has and will

continue to be retained, which is an important characteristic of the street scene. Furthermore, consideration is placed on the scenario in which this strip of greenery remained outside the fence line, and this would not fundamentally alter the appearance of this corner plot from wider views.

The other component that forms part of this application are the works to the front of the site, which comprise the introduction of a low-lying brick wall, enclosing an area of artificial grass, plus the paving over of the front driveway. In similarity to the other alterations discussed, the loss of this green frontage has been unfortunate and has further urbanised this suburban site. Notwithstanding, it must be acknowledged that the specified changes would constitute permitted development, had this been sought, and would not be distinctly out of character with other frontages in the immediate vicinity, where similar changes have been carried out by residents. As such, there would be insufficient justification to withhold planning permission relating to the works at the front of the site.

Overall, the visual impact of the development is not considered to have resulted in adverse harm and is broadly compliant with the objectives of policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: Due to the nature of the proposed works, there are no concerns on neighbouring amenity grounds.

Highway Access and Parking Provision: Given the site's position as a corner plot, any replacement or new structure near the junction requires careful consideration to avoid restricting visibility for road users.

Following an initial review, WBC Highways requested additional details on visibility and parking provision, prompting further dialogue between the Local Planning Authority and the applicant. An amended Highways Transport Note was submitted, addressing these concerns. The Highways Officer confirmed that parking provision is acceptable but maintained reservations regarding visibility splays.

Subsequent submissions, including plans showing pre-existing visibility splays, demonstrated that forward visibility around the bend would reduce from 30m (SSD for 23.1mph) to 25m (SSD for 20.1mph). This reduction was deemed acceptable in this instance. However, the brick wall installed at the front of the site exceeds the 0.6m height limit for objects within sightlines, meaning the required 25m visibility cannot be fully achieved with this structure in place.

Despite this, the complexity arises because the brick wall element of the scheme could be erected under Permitted Development rights, with a maximum height of 1 metre, as already exists. Therefore, the key consideration is whether the retrospective development creates an impact beyond what is lawfully permissible. As the only element affecting visibility would otherwise not require planning permission, there is insufficient justification to refuse the application on highway safety grounds.

Taking a broader view, given the low vehicle speeds at this junction and the modest scale of the wall, which again could have been constructed under Permitted

Development, the development is unlikely to introduce any additional safety concerns compared to the previous arrangement.

Conclusion: For all the above, this retrospective development is deemed acceptable, and the application is recommended for approval.

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:	Approve
Date:	17 December 2025
Earliest date for decision:	29 July 2025

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Recommendation agreed by: (Authorised Officer)	
Date:	17.12.25

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Woodley*