

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260970
Site Address:	5 Montague Close, Wokingham, RG40 5PF
Expiry Date:	22 June 2026
Site Visit Date:	29 April 2026
Proposal: Householder application for the proposed re-levelling of the rear garden plus erection of boundary fencing and pergola structure (Retrospective).	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location – Wokingham

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 CC03 – Green Infrastructure, Trees and Landscaping TB21 – Landscape Character
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
010606	Proposed side dormer extension to dwelling to form rooms in loft space.	Refuse 21st December 2001

021806	Proposed 2 storey side extension to dwelling above garage.	Approve 23rd July 2002
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CONSULTATION RESPONSES

Internal

Landscape and Trees – No objection subject to conditions

External

N/A

REPRESENTATIONS

Parish/Town Council	No comments received.
Ward Member(s)	No comments received.
Neighbours	10 comments received in support of the development.

APPRAISAL

Site Description: A detached dwelling on a residential development in Wokingham. The west facing side boundary is adjacent to a private shared driveway and a grassed area.

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.

Proposal: The proposed re-levelling of the rear garden plus erection of boundary fencing and pergola structure (retrospective). Closed board fencing panels and concrete posts approximately 1.8m in height have been erected on the west facing side boundary and the rear boundary. The west facing fence measures approximately 19m in length and is set back from the principal elevation by approximately 2m. The rear boundary fence is approximately 12m in length. An additional fence screen has been erected inside the boundary fence that is approximately 2.5m in height; it extends approximately 6m along the rear boundary and 3.2m along the side boundary. The pergola structure measures approximately 2.6m in height and 3m in length and width.

Procedural Matters: A Landscape Plan was received by the Council on 26th June

2026, and after the consultation date had ended. However, the Landscape Plan showed a minor amendment to show planting along the west facing side boundary. Therefore, the amendment was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The street scene comprises detached and terraced houses of a similar age and varying designs. Gardens are either open plan and laid to grass or have low walls and hedges. Figure 3 shows the rear boundary to no's 49 and 51 Montague Close that is a closed board fence approximately 1.8m in height and visible from the public realm. In this case, due to the levelling of the garden ground levels, the maximum height of the west facing boundary varies between 2m and 2.5m and the internal fence panels maintain a 2.5m height when viewed from the public realm. A planting scheme is shown on the landscape plan that will soften the appearance of the west boundary when viewed from the public realm.

Therefore, although the loss of the green hedge is lamentable, if the application were to be approved, and a Landscaping Condition added to the Decision Notice, the proposal would not cause harm to the character of the area and would comply with Policy CP1 and CP3 of the Core Strategy.



Figure 1 Google Earth Image 2023



Figure 2 Site visit photo March 2026



Figure 3 Google Earth Image 2023 looking towards 35 Montague Close with brick wall. The fence forms the rear boundary to 49 and 51 Montague Drive



Figure 4 West facing boundary of application site. Google Earth Image 2023

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

In this case, the height of the rear and side boundary would not cause loss of privacy or loss of light to neighbour amenity. The planting scheme shown on the landscape plan will soften the appearance of the proposed fence when viewed from neighbouring gardens.

Therefore, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: There will be no loss of off-street parking because of the proposal.

Landscape and Trees: The Tree Officer raised no objection to the Landscaping proposal and advised that the plants need to be maintained and watered well after installation to establish. The Officer recommended mulch be applied under the gravel to retain moisture underneath after watering.

Officer comment: If the application were to be approved, a Landscaping Condition will be added to the Decision Notice so that planting shall be carried out in accordance with the approved details in the first planting and seeding seasons. Any plants which, within a period of 5 years from the date of the planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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:	Yes
Recommendation:	Approve
Date:	30 June 2026
Earliest date for decision:	21 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	30/06/26