

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252982
Site Address:	232 Reading Road, Wokingham, RG41 1HT
Expiry Date:	25 March 2026
Site Visit Date:	16 March 2026
Proposal: Householder application for the proposed installation of a vehicle access gate and a pedestrian access gate to the front boundary, alongside associated boundary treatment (Retrospective).	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Major Development Location –
Winnersh
Bat Roost Suitability Habitat
Green Route

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 CC07 – Parking
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
O42253	Proposed single storey side front & rear extensions to dwelling	Approve - 29 June 2004
150790	Householder application for proposed conversion of roof space to habitable	Approve -

	accommodation with front and rear dormer extensions plus single storey front extension to dwelling.	28 July 2015
211362	Householder application for the proposed erection of a two-storey front extension, a part single part two storey rear extension and a first-floor extension facilitated by alterations to existing roof plus the insertion of 4 no. rooflights, 1 no. Juliet balcony and changes to fenestration.	Approve - 06 July 2021
231987	Application for non-material amendment to planning consent 211362 for installation of PV panels on the main rear roof slope, changes to fenestration, addition and repositioning of rooflights, installation of canopy roofs and replacement of a Juliet balcony with a first-floor window.	Refused - 10 January 2024
251803	Householder application for the proposed erection of a two-storey front extension, a part single part two storey rear extension and a first-floor extension facilitated by alterations to existing roof plus the insertion of rooflights, changes to fenestration and erection of fence and gates (part-retrospective).	Withdrawn

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No Objection
WBC Highways – No Objection Subject to Condition
WBC CIL

External

N/A

REPRESENTATIONS

Parish/Town Council	Winnersh Parish Council's Planning and Transport Committee noted that this is a retrospective application. However, they object on safety grounds. The pavement off Reading Road is narrow and the gates are slow to open, raising concerns that this may cause traffic and safety issues on the main road. It was also noted that the gates are not in keeping with the surrounding properties. <i><u>Officer comment:</u> The impact of the development on the character of the area and highway safety is discussed in the main report.</i>
Ward Member(s)	No comments received
Neighbours	The new 6ft slatted metal boundary fence is not in keeping with the local area. The retention of the 1m fence looks

	unsightly with the trees and metal fence behind it. The metal electric gates open slowly therefore leaving the pavement blocked while a car waits to enter. <i>Officer comment: The impact of the development on the character of the area, neighbour amenity and highway safety is discussed in the main report.</i>
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APPRAISAL

Site Description: A detached house set back approximately 20m from the highway and located on the A329 in Winnersh. The boundary treatment is a wooden fence adjacent to the highway with a metal fence, electric gates and tall trees behind that provide partial screening from public view. The front driveway has a hardstanding for off street parking

Planning Enforcement History:

- RFS/2022/087248: Demolition without Planning permission. Outcome: no breach.
- RFS/2023/088175: Building works not in accordance with approved plans. Outcome: Non-Material Amendment application submitted ref 231967 and case closed.
- RFS/2024/089686: Incorrect application type and Application 231967 refused. Outcome Application 251803 submitted and case closed.
- RFS/2025/090938: Application 251803 has potential CIL implications and withdrawn by applicant. Outcome: investigation ongoing.

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 (Retrospective): To regularise the installed electric vehicle access gate and pedestrian gate to the front boundary, alongside associated boundary treatment comprising black metal transverse spaced slats (refer to Fig. 1 below). The overall width of the fence and gates is 15.6m and the height is 1.8m. The vehicular entrance gate is 4.4m in width and set back 2.25m from the highway. The pedestrian gate is 0.9m. in width.



Fig. 1: Site photograph

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 is the A329 that is a green route comprises residential dwellings set well back from the highway. Some properties are screened from the public realm by tall trees and vegetation. Boundary treatments are varied and include hedges, low walls and vegetation plus fences of a similar height to the proposal. There are no other boundary treatments comprising black metal spaced slats but the immediate neighbour at no 230 Reading Road has a front boundary fence approximately 1.8m in height.

The Borough Design Guide (BDG) states that:

- *“Boundary treatments should be designed to contribute positively to the character of the areas and to the quality of the public realm.*
- *The materials used for walls and fences should relate to the materials used for the remainder of the building. Boundaries to public areas, such as streets, should be robust, for instance brick walls or railings, or other appropriate boundary treatments, while avoiding the use of less robust solutions such as close boarded timber.”*

In this case, the installed fence and gates are set back approximately 2.25m from the boundary fence adjacent to the highway and are partially visible above the fence. The contemporary style is in keeping with the white render external finish and black frames to fenestrations of the main dwelling. Moreover, the boundary treatment and gates do not dominate the streetscape and do not cause harm to the character of the area. **This is partially due to the fact that the black metal transverse spaced slats allow would visual permeability into the site.**

Overall, the proposal complies with Policy CP1 and CP3 of the Core Strategy in relation to character of the area.

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 development does not cause additional overlooking or loss of light to neighbouring habitable rooms. Furthermore, the installed gates and fence are not visually overbearing given their height is 1.8m and the separation distance with the front boundary fence is 2.25m. In addition, the neighbouring occupants would still have access to adequate private amenity space.

Therefore, the proposal would not cause harm to neighbour amenity and would comply with Policy CP3 of the Core Strategy.

Highway Access and Parking Provision: The Highways Officer raises no objection subject to condition and has commented: *“Given the fence and sliding gate are recessed 2.25m from the original fence, the Highways therefore expect the existing visibility splays and pedestrian visibility can be fully retained, which is acceptable.*

Recommended Condition:

The proposed gates shall be designed to ensure they can be remotely operated and shall be retained as such thereafter. Should there be a failure to the automated system, the gates shall default to an ‘open position’.

Reason: In the interests of highway safety to ensure vehicles can leave the highway in a safe and efficient manner.”

Landscape and Trees: The T&L Officer raises no objection and has commented: *“The site is located on a Green Route; Reading Road is designated. There are no tree or landscape objections to the retention of the new front boundary fence and gates which have already been erected. The existing trees to the front of the dwelling and adjacent to the highway are shown to be retained as required by the previous approval and indicated on the submitted Gate Plan. I note from the Application Form that the existing 1m high wooden boundary fence to the front of the site will be retained and have no objection to the retention of this fence either.”*

Ecology: The site is in an area that is designated as a suitable habitat for bat roosting. However, a Bat Survey is not required in this instance because the works do not impact the roof space of the dwelling.

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:	20 March 2026
Earliest date for decision:	11 February 2026

Recommendation agreed by:	
(Authorised Officer)	
Date:	20/03/26