

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250581
Site Address:	6 Hawthorn Way, Sonning, Wokingham, RG4 6TG
Expiry Date:	16 May 2025
Site Visit Date:	6 May 2025
Proposal: Householder application for the proposed hard and soft landscaping to the front of dwelling with 1.3m high boundary fence and gates. Following the demolition of the existing 1.2m high hedge and brick piers.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Limited Dev. Location (Sonning)
Green Routes and Riverside Paths Consultation Zone

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 CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Sonning Parish Design Statement Sonning Design Appraisal

PLANNING HISTORY

Application No.	Description	Decision & Date
172715	Householder application for the proposed erection of two storey side/rear extension plus single storey front extension, extension to the first floor front dormer and single storey front extension to enlarge porch.	Withdrawn 19/12/2017
180937	Householder application for the proposed erection of two storey side/rear extension plus	Approved

	single storey front extension, extension to the first floor front dormer and single storey front extension to enlarge porch.	29/06/2018
182405	Application for a non-material amendment to planning consent 180937 for the proposed reduction in the size of the rear (North East) elevation.	Approved 07/09/2018
182463	Application for the submission of details to comply with the following condition of planning consent 180937 (dated 29/06/2018) 5. Protection of Trees	Approved 15/10/2018

CONSULTATION RESPONSES

Internal

WBC Highways – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Description of Development:

This application seeks permission to erect 1.3 metre high post and rail fencing along the front boundary and this will include two 1.3 metre high 5-bar gates (one for pedestrian access and one for vehicles), following demolition of the existing 1.2 metre tall hedge and brick piers. Plus, hard and soft landscaping to the front of the dwelling.

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:

Frontages along Hawthorn Way typically feature low-brick walls with hedging behind. The proposed post and rail fencing and 5 bar gates would not match the other frontages along Hawthorn Way. However, the new boundary treatment would only be 0.1 metres taller than the existing brick piers and hedge. Additionally, the new boundary treatment would still allow for views into the site and would not detract from the open feel of the front boundaries along the road. It is therefore not considered that the proposed boundary treatment would negatively impact upon the character of the area.

The proposed hard and soft landscaping would not negatively impact upon the character of the area.

Neighbouring Amenity:

The proposed front boundary fencing and gates would have no impact on neighbouring amenities with respect to the issues of overlooking, overbearing or loss of light.

The proposed hard and soft landscaping would not negatively impact upon neighbouring amenities.

Residential Amenity Space:

The proposal would not adversely harm the usability of the site's rear amenity space.

Highway Access and Parking Provision:

The Council's Highways officer was consulted on this application and they are satisfied that the proposed rail fencing will not have a significant impact on pedestrian visibility splays. Additionally, Hawthorn Way is lightly trafficked and therefore Highways have no objection to the proposed position of the gates in this instance. With regards to parking, the driveway parking area is being increased and an acceptable level of parking is maintained.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms 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:	15 May 2025
Earliest date for decision:	11 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/05/25