

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261478
Site Address:	54 Reeds Avenue, Earley, Wokingham, RG6 5SR
Expiry Date:	19 August 2026
Site Visit Date:	9 July 2026
Proposal: Householder application for the erection of a fence (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 CC04 – Sustainable Design and Construction
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 CE3 – Environmental standards for residential development DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
189/63	Development of land off Wilderness Road, Earley	Approved 13/01/1964
156/64	Revised layout of 169 dwellings with roads and sewers on 21 acres of land off Widler Road, Earley	Approved 03/09/1964
R/280/67	For omission of the screen fences along the south and south-west site boundaries as shown on Plan No. 156/64 for the development of the residential estate off Wilderness Road, Earley	Refused 11/08/1967

451/72	Addition of garden store at rear of garage and two bedrooms over	Refused 13/03/1972
910/72	Extension of garage and new garden store with bedroom over	Approved 08/06/1972

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	One neighbour has objected to this application and their comments are summarised and responded to below: - Breach of historic planning condition. <i>Officer comments: The fact that development has been carried out without complying with a planning condition is not, in itself, a determinative reason to refuse planning permission. The application must instead be assessed on its planning merits, having regard to the development plan and all other material considerations.</i> - Harm to the street scene and conflict with local character. <i>Officer comments: This will be assessed within the 'Character of the Area' section of the main report below.</i> - This development would set a negative precedent for similar structures along the road. <i>Officer comments: It is not considered that this development would set a precedent for similar fencing along the road. Additionally, each application is assessed on its own individual merit.</i>

APPRAISAL

Description of Development:

This application seeks permission for the proposed timber post-and-chain fence, and a timber fence panel along the boundary with the neighbouring property at the front of the property.

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 proposed timber fence panel is 2 metres in length and approximately 1.95 metres at the tallest point. It projects 1.5 metres forward of the building line of the main dwelling, and 2 metres forward of the neighbouring garage at no. 52. The timber post-and-chain fence features posts with a maximum height of approximately 1.05 metres. The majority of the proposed fencing is modest in height and allows visual permeability through the site's frontage and towards the neighbouring property, and it also maintains an open feel to the frontage. As such, given its limited scale, it is considered that the fence poses no harm to the character of the area.

Neighbouring Amenity:

The only tall and solid panels proposed are located further back on the plot, and these are aligned with the neighbour's garage and driveway. As such, the proposed fencing poses no harm to neighbouring amenities on overlooking, overbearing or loss of light grounds.

Residential Amenity Space:

The proposed fencing would have no adverse impact upon the usability of the site's rear amenity space for current and future occupiers.

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 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.

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

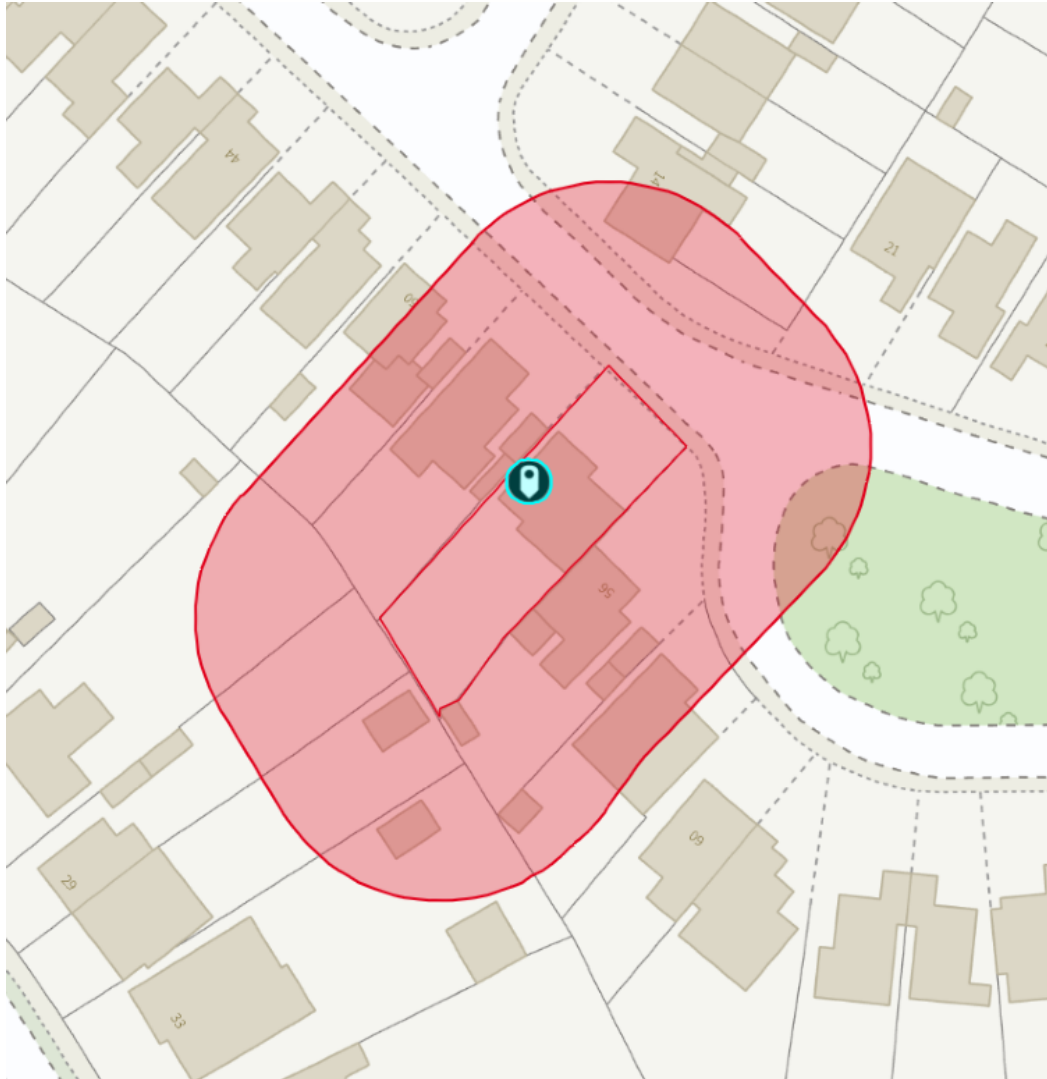
permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	12 August 2026
Earliest date for decision:	15 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	12/08/26

PLANNING CONSTRAINTS/STATUS



No legend

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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	Earley

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)	NO	YES

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

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

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

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

Bat Roost Habitat Suitability | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	KP750	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
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1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=&location=474433,171279%20(IRZ%20polygon%20centre)
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Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Hillside Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Earley CP	0 m