

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250564
Site Address:	Wokingham Fire Station, 13 Easthampstead Road, Wokingham, RG40 2EH
Expiry Date:	16 September 2025
Site Visit Date:	17/03/2025
Proposal: Full application for the proposed erection of a boundary fence and gate.	

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals

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 CP6 – Managing Travel Demand 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
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
There are various applications of different types at the site; those of most relevance are listed below:		
090920	Proposed extension to existing fire station with new access onto Easthampstead Road.	Approved,

	Demolition of number 11 and 13 Easthampstead Road.	22/03/2010
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CONSULTATION RESPONSES

Internal

WBC Property Services – No comments received.
WBC Highways – Further information requested.
WBC Public Rights Of Way – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description:

Wokingham Fire Station is located in the centre of Wokingham. The site comprises the main fire station, an adjoining office and training building, and a dedicated parking area. To the southeast is the East Hampstead public car park, while to the north, south, and west the site is surrounded by a mix of residential and commercial properties.

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 proposal involves the installation of a 2.1 metre high mesh fence and sliding gate along the site's western and southern boundaries, enclosing the rear car park. The open-mesh design would retain a degree of visual permeability, thereby reducing its

overall impact on the streetscape. This form of boundary treatment is commonly associated with public service buildings.

It is noted that the fencing/gate is commercial in nature and this would be somewhat out of keeping with the residential character of parts of the street. However, the road and immediate area is partially characterised by larger buildings and associated parking areas backing onto residential roads and in this context the fencing is appropriate. Given the use of the building as a fire station, any negative visual impact is outweighed by the practical benefits of securing a site which hosts a key public service.

The site is adjacent to a Conservation Area. Given the modern commercial character of this section of the Conservation Area, it is considered that the development would result in less than substantial harm and that the benefits referred to above would outweigh any negligible harm.

Neighbouring Amenity:

Due to the nature of the proposals, there are no loss of light, overlooking or overbearing concerns.

Highway Access and Parking Provision:

The parking area provides 12 demarcated vehicle spaces. Following the submission of amended plans on 14/08/2025, the proposal has been revised to include a sliding gate in place of the originally proposed inward-opening gates, which would have obstructed two parking spaces when in operation.

A swept path analysis has also been submitted to demonstrate that the proposed fencing and gate would not impede the manoeuvring of larger vehicles. The Council's Highways Officer has reviewed the information and confirmed that it satisfactorily demonstrates that the existing parking provision would not be compromised and that adequate vehicle and pedestrian visibility splays would be maintained.

Accordingly, no objections are raised. However, the proposed sliding gate would necessitate the partial reinstatement of the dropped crossing and the relocation of tactile paving. As this area lies outside the red line boundary, a Grampian condition will be attached to any approval requiring these works to be undertaken (which may also require separate consent).

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	
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Conditions agreed:	Yes
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Recommendation:	Approval
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Date:	15 April 2025
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Earliest date for decision:	2 April 2025
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
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Date:	16.09.2025
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