

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243251
Site Address:	The Meadow, Spring Lane, Swallowfield, Wokingham, RG7 1ST
Expiry Date:	26 May 2025
Site Visit Date:	3 February 2025
Proposal: Householder application for the proposed relocation of the vehicular access and installation of 1 no. set of electric gates and 1 no. pedestrian gate, plus erection of a boundary fence.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Borough Parishes
Scale and Location of Development Proposals
SSSI Impact Risk Zones

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance

PLANNING HISTORY

Application No.	Description	Decision & Date
211137	Householder application for the proposed erection of a detached outbuilding with storage space above, plus the insertion of 3 no. rooflights, following demolition of existing garage and gazebo.	Approved – 15/7/21
210330	Householder application for the formation of a new access and stopping up of existing access and erection of a 1.2m high four-rail post and rail pressure-treated boundary fence and 4m wide automatic gate	Approved – 18/3/21

151187	Proposed erection of two storey side extension and front porch	Approved 23/7/15
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CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions, addressed in report
WBC Landscape and Trees - No objection subject to conditions, addressed in report

External - None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a detached property in the countryside, the surrounding dwellings follow no set pattern, design or style. It is accessed via a single-track road.

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 1.5 metres fence, brick pillars and electric gate would not negatively impact the character of the area. The proposed fence is low, at 1.5 metres, protecting the views from the lane through the plot that The Meadow sits on. The fence will also be partly screened by existing shrubs and hedges, again lessening any negative impact. The style of electric gate chosen in the revised plans is less imposing than the original, with the cut out top section helping mitigate any negative impact on the character of the area.

Neighbouring Amenity:

The proposed will have no detrimental impact to neighbouring amenity.

Highway Access and Parking Provision:

The highways officer has reviewed this application and has no objections subject to the conditions that protect the highway, including stopping up of access and setting of the new gate 5 metres back from the highway. These conditions have been included on the decision notice.

Landscape and Trees:

The WBC Landscape and trees officer has reviewed this application and has no objection subject to the condition that tree and hedges are retained other than where otherwise specified on the landscaping plan. A condition will also be included that protects the existing hedge that will sit in front of the proposed fence, as this is an important aspect of retaining the character of the area.

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

Conditions agreed:	Not require
Recommendation:	Approve
Date:	9/5/25
Earliest date for decision:	12 February 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.05.2025