

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251364
Site Address:	477 Wokingham Road, Earley, Wokingham, RG6 7EL
Expiry Date:	7 August 2025
Site Visit Date:	1 April 2025
Proposal: Full application for the proposed erection of a new timber boundary fence, gates and brick piers, following the removal of the existing fence, plus installation of permeable pavers to front drive (part retrospective).	

PLANNING CONSTRAINTS/STATUS

Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
Land Terrier
SSSI Impact Risk Zones
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
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
250701	Householder application for the proposed erection of a new timber boundary fence, gates and brick piers. Following the removal of the existing fence.	Withdrawn 05/06/25
162454	Full planning application for proposed change of use from a Sui Generis (HMO (House of Multiple Occupancy) 11 rooms) to a Guest House (Class	Approved 05/12/16

	C1 13 rooms) with a single residential flat.	
120127	Application for certification of the lawfulness of an existing change of use from a C3 dwellinghouse to a sui generis house in multiple occupation.	Approved 14/02/12
43218	First floor rear extension to provide additional bedroom	Approved 02/09/94
38710	Modification of roof above extension approved under consent 21420	Approved 17/01/92
21420	Two storey extension to bungalow to provide additional living/bedroom accommodation and double garage	Approved 19/06/84

CONSULTATION RESPONSES

Internal

WBC Highways: No objection subject to conditions

WBC Landscape and Trees: No objection

WBC Ecology Newts: No comments

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description: Two storey detached House in multiple occupation.

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 new timber side boundary fence varies in height from 1.70m to 1.50m. The majority of the proposed side boundary fence would of a similar height to the existing, therefore no harm. However, the height of the replacement fence would be greater towards the front of the site than the existing, it is set significantly back from public highway and therefore it wouldn't be particularly dominant despite its prominent corner location. The height of fence towards the front is limited to 1.2m with a 300mm timber trellis above, which keeps the overall boundary treatment visually modest as the ground levels are significantly higher than the road. The design of the fence, is very similar to the existing, its graduating heights, and partly permeable structure (trellis) is more in keeping with the street scene. Therefore, in this instance the proposed fence would not harm the character of the area. The timber fencing would match the existing, thus in keeping with the existing.

The timber panel of the gateway would be 3.30m in width and 1.50m in height and he fair faced brick piers would be 0.45m in width and length and 1.50m in height. Wokingham Road is not characterised by a certain material type. Therefore, it is considered that due to the variety of material and architectural styles evident on the street, combined with the fact the dwelling is well set back from the road the proposal is acceptable. Such introduction would not appear to be an alien addition to the street scene and therefore not of detriment to its visual amenity.

Furthermore, the gate would not appear to be an alien addition to the street scene given there are examples of gates of similar height to the proposed on that street scene including 648 Wokingham Road (see below).



The driveway was previously tarmac and part of this application the applicant has resurfaced the driveway with permeable block paving. Such alteration offers an improvement to the previous tarmac surface and would not harm the street scene.

Neighbouring Amenity: The new timber side boundary fence, gates, brick piers and driveway will have no significant harmful impacts with regards to overlooking, overbearing or loss of light due to their positioning on the site boundary abutting the verge & footway.

Highway Access and Parking Provision: Highways has no objection to the replacement boundary fence. This is located clear of the public highway and has no adverse impact on visibility splays.

There is a shared footway/cycleway which runs outside the Wokingham Road frontage of the site. The gates have been set back a minimum of 5.0 metres from the back edge of the footway/cycleway, and this is acceptable. The gates are also designed to open inwards, away from the public highway.

Landscape and Trees: The site is on a residential, arterial Green Route Enhancement Area road. The corner plot is raised up making the boundaries prominent in public views. Mature trees and shrubs can be seen either side of the existing fence. The boundary is mainly within the Loddon River Valley landscape character area, being of high quality and sensitivity. The strategy is to ‘...restore elements that have been lost..’ such as green infrastructure.

Trees along the boundary have been protected in so far as existing post holes will be reused and the driveway surface will be permeable. The fence height and design will be very similar in visual impact to the existing.

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:	Yes
Recommendation:	Approved
Date:	11 July 2025
Earliest date for decision:	8 July 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	11 July 2025