

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251869
Site Address:	Wallend, Station Road, Wargrave, Wokingham, RG10 8EU
Expiry Date:	12 November 2025
Site Visit Date:	30 September 2025
Proposal: Householder application for the proposed creation of a new vehicular access with timber gates, alongside the closure of the existing access and formation of a pedestrian gate, plus alterations to the site's frontage.	

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 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 CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
231830	Application for non-material amendment to planning consent 222668 for the relocation of the existing gas meter and installation of PV panels.	Refused: September 2023
222668	Householder application for the proposed erection of a single storey rear and front extension, following demolition of the existing conservatory, plus internal alterations and changes to fenestration and rendering.	Approved: October 2022

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – Request further information
WBC Green Infrastructure – No comments
WBC CIL – No comments
WBC Sports Development (Places and Neighbourhoods) – No comments
WBC Cleaner and Greener – No comments

External

None

REPRESENTATIONS

Wargrave Council	Parish	No objection
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Ward Member(s)	No comments received
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Neighbours	No comments received
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APPRAISAL

This application seeks planning permission for the creation of a new access to the highway, the addition of a pedestrian gate, and alterations to the existing driveway.

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.

Heritage & Character: The proposed scheme represents a positive enhancement to the site, aiming to significantly improve its visual contribution through the removal of the existing extensive hardstanding associated with the front driveway. In its place, a more natural and landscaped frontage would be introduced, softening the appearance of the site. While areas of hardstanding would be retained to maintain practical vehicular access and parking, these would no longer dominate the view from the adjacent public street. Furthermore, the changes to the boundary treatment are limited and would have negligible impact on the character of Station Road. Overall, the proposal would enhance the coherence of the streetscape and have a beneficial impact on the Conservation Area, thus complying with policies CP1 & CP3 & TB24 of the Development Plan.

Neighbouring Amenity: There are no neighbouring amenity concerns associated with the proposal.

Highway Access and Parking Provision: The Highways Officer initially requested additional details regarding the proposed boundary treatment and visibility splay. In response, the applicant confirmed that all development would remain within the site boundaries and that the revised access arrangement would offer improved visibility compared to the existing setup. This clarification was deemed satisfactory by Officers and adequately addressed the original concerns.

Flooding and Drainage: The existing dwelling is within flood zone 2, however, due to the modest scale of the works, WBC Drainage would have no objection. The driveway and pathway are of gravel construction, hence there would be no increase in impermeable area.

Archaeology: The application site for this proposed development falls within an area of archaeological significance and has potential for Prehistoric to Post-Medieval remains, however, as confirmed by Berkshire Archeolgy, the current proposal is not of sufficient scale to warrant archaeological mitigation. Nonetheless, an informative has been added to advise the applicants on the steps to take if any archaeological remains are discovered during the development.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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 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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	6 November 2025
Earliest date for decision:	23 September 2025

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	7 November 2025

PLANNING CONSTRAINTS/STATUS

- *Modest Development Location of Wargrave*
- *Conservation Area*
- *Archaeological Site*