

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250248
Site Address:	Ithaca, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AJ
Expiry Date:	2 May 2025
Site Visit Date:	6 March 2025
Proposal: Householder application for the proposed erection of a front boundary wall, entrance gate and two piers.	

PLANNING CONSTRAINTS/STATUS

Green Routes and Riverside Paths
Scale and Location of Development Proposals – Modest Development Location – Spencers Wood
Great Crested Newt 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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Highways – No Objection Subject to Conditions

WBC Landscape and Trees – No Objection Subject to Conditions
WBC Ecology Newts – No Objection

External

N/A

REPRESENTATIONS

Parish/Town Council	Objection received: Shinfield Parish Council objects to this application as it is totally out of place on that section of road and would disrupt the verdant nature of the area. <i>Officer comment: The impact of the proposal on the verdant street scene is discussed in the main report.</i>
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

A detached dwelling on a Green Route in the modest development location of Spencers Wood. The site abuts designated countryside at the rear. At the front it is opposite a designated Special Character Area. It has a garage, gravel drive for off street parking, as well as a low boundary wall finished in white render that is separated from the road by a green verge and path.

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.

Location on a Green Route

The site is located on a Green Route and Policy CC03 of the Adopted Local Plan states that development proposals should protect and enhance the Boroughs Green Infrastructure networks. The proposal would not involve the loss of green infrastructure and would not appear overbearing when viewed from the road. Therefore, it would not significantly harm the verdant views along this stretch of the Basingstoke Road. Therefore, it would comply with CP3 of the Core Strategy in relation to Green Routes.

Proposal:

The erection of a front boundary wall, entrance gate and pillars. The wall would have a rendered finish and measure 0.6m in height; it would have spaced metal rod railings above bringing the total height to approximately 1.2m. There would be 4 no. pillars with finials measuring 1.4m in height. The 2 no. entrance gates would comprise spaced metal rods, be approximately 4m in width and the maximum height at the centre point of the gates would be approximately 1.8m. Revised plans were submitted to reflect the above reduced proposal which was originally submitted for a 2m high gate and 1.4m high brick piers with railings.

Character of the Area:

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. The Wokingham Borough Council Design Guide (BDG) also provides some guidance on front boundary treatments which relate to design and scale. It states that relationships between public and private space and the transition between them should relate to the existing character of the village.

Boundary treatments in the street scene are varied and comprise either walls, fences or shrubs and softened with green vegetation. Due to the limited height increase of the proposed wall, and the design of the gates, the proposal would not significantly impact the character of the area. Furthermore, the open design of the gates and railings would have some visual transparency and be similar in appearance to those directly opposite and fronting Marlborough House. Therefore, the proposal would not have a significant impact on the character of the village.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

There are no concerns related to overlooking, loss of light or overbearing.

Overall, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision:

The Highways Officer has no objection subject to condition and has commented that *"The proposed wall and piers are set back an acceptable distance as to have no adverse impact on vehicular visibility splays. The presence of a grass verge behind the footway also ensures pedestrian visibility will be retained. The proposed gates are indicated set back 5.0m from the edge of carriageway. This enables a vehicle to pull clear of the carriageway, which is considered acceptable in this instance. The gates*

are to open inwards (away from the highway) and sufficient space is retained for driveway parking for at least two vehicles, plus access to the garage.”

Suggested Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 5.0 metres from the edge of carriageway, and so as to open away from the highway.

Landscape and Trees: The Tree and Landscape Officer has no objection to the proposal subject to condition and states that *“The proposal will not be out of character in the street scene. The site is on a Green Route featuring houses and front area spaces of varying designs, uses and ages. No trees or hedges need to be removed or pruned to carry out the proposal. Shrubs on the front boundary are to remain in Design 01. This is important on the Green Route and to allow the application to adhere to policies such as CC03, CP3 and TB21.”*

Suggested Condition:

CL6: Retention of trees and shrubs.

Ecology:

The Ecology Officer has raised no objection and states that *“The site is within a red zone and there are multiple records of great crested newts nearby. However, given the small scale of the proposals and nature of the work involved any impact on great crested newts are highly unlikely.”*

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:	Approve

Date:	23 April 2025
Earliest date for decision:	19 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	29/04/25