

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252116
Site Address:	12 Shepherds Hill, Woodley, Wokingham, RG6 1BB
Expiry Date:	25 November 2025
Site Visit Date:	24 September 2025
Proposal: Application to remove condition 5 and discharge condition 6 of planning consent 242727 for the proposed erection of 1 no. three bedroom detached dwelling with associated parking, landscaping and front boundary wall following demolition of the existing detached garage. Condition 5 refers to drainage system, 6 to landscaping.	

PLANNING CONSTRAINTS

Green Routes and Riverside Paths
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Woodley (Major Development Location)
Great Crested Newt Consultation Zone – Amber Risk Zone
District Town and Local Centres – Shepherds Hill
Nuclear Consultation Zone
Landscape Character Assessment Area
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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB06 – Development of Private Residential Gardens

	TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
242727	Full application for the proposed erection of 1 no. three bedroom detached dwelling with associated parking, landscaping and front boundary wall following demolition of the existing detached garage.	Approved 13/12/2024
251668	Application for submission of details to comply with the following conditions of planning consent 242727 dated 13/12/2024. Condition 4 relates to a construction method statement; 6 to landscaping; 7 to tree protection, and 9 to provision of biodiversity enhancements.	Split decision (condition 6 not discharged) 19/09/2025

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections
WBC Highways – No objections
WBC Landscape and Trees – Request further details of rear patio (**Officer comment: These have now been provided, but no further response from WBC Landscape and Trees has been received.**)

External

None consulted

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site consists of approximately 335sqm of land to the rear of no.12 Shepherds Hill's rear garden. The land is currently laid with several overgrown shrubs and trees, with the northern border enclosed by close boarded fencing. No.12's existing garage is also located on the land, accessed by a single width driveway that faces onto the northern side of the Shepherds Hill roundabout.

The character of the area is a diverse mix of both residential properties and commercial units scattered around the oval roundabout. Dwellings range from single storey, semi-detached hipped roof bungalows to two storey gable roofed dwellings that range between semi-detached and detached.

Proposal Description:

This application seeks to vary the following from consent 242727:

- The removal of condition 5 related to drainage details.
- The discharge of condition 6 related to landscaping details.

Whilst the intention for condition 5 is proposed to be its removal, the application is supported by drainage details. Therefore, if satisfactory, the condition 5 will be removed and the approved details amalgamated with condition 2 (approved details).

If the details related to condition 6 are satisfactory, the condition wording will be varied to compliance only.

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 principle of development was already found acceptable under previous planning consent 242727. Nothing herein contained within the current application is deemed to affect this conclusion, therefore no objections are raised on the principle of development.

Character of the Area/ Landscape and Trees:

The drainage details have no impact on the character of the area.

The landscaping details include strategic hedgerow and tree planting along the site's frontage, plus a replacement tree in the rear garden. The planting on the frontage is a welcome addition and mitigates the loss of the silver birch tree that previously existed, plus scattered hedgerows that previously sat behind a 6 foot close boarded fence. Overall, the landscaping would enhance the site's appearance within the street scene and would have an acceptable impact on the character of the area.

As a result of the above, condition 6 is considered discharged. The condition wording will be varied to compliance only.

Flooding and Drainage:

WBC Drainage have reviewed the drainage strategy and have no objections to the methods proposed. Condition 5 will therefore be removed and the approved details amalgamated with condition 2 (approved details).

Neighbouring Amenity:

The nature of the proposals rais no neighbouring amenity concerns.

Highway Access and Parking Provision:

The nature of the proposals raises no highway safety concerns.

Amenity Space:

The nature of the proposals raises no amenity space concerns.

Ecology:

The nature of the proposals raises no ecological concerns.

Conclusion:

Overall, satisfactory details have been submitted in relation to conditions 5 and 6 of consent 242727. Therefore, this application is recommended for approval.

Community Infrastructure Levy (CIL):

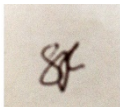
When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed 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:	Approval
Date:	11 November 2025
Earliest date for decision:	21 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11.11.25

