



ET Planning

Planning Statement

Client:

Kevin Addington

**5 Montague Close,
Wokingham, RG40 5PF**

Retrospective planning application for the re-levelling of the rear garden, erection of boundary fencing and pergola structure to improve usability and maintenance of the private amenity space.

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1. Introduction

- 1.1 This statement is produced to support a planning application for the retrospective re-levelling of the rear garden and erection of fences at 5 Montague Close, Wokingham, RG40 5PF.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Hives Architects:
- 1:1250 Site Location Plan
 - 1:200 Block Plan
 - 1:100 Elevation Plans
 - 1:100 Site Section Plan
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

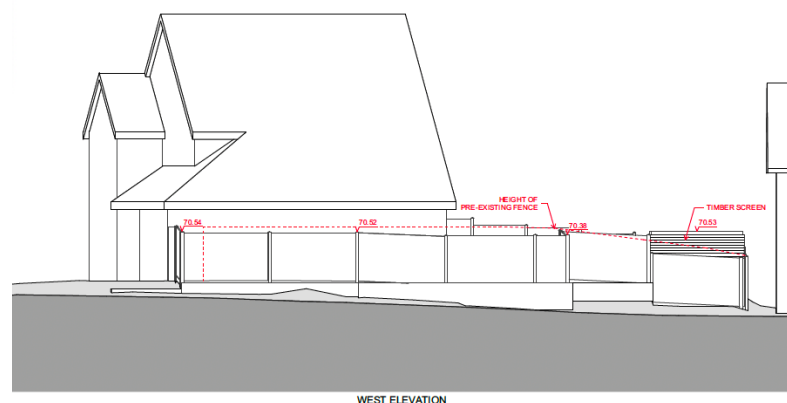
- 2.1 The site comprises a four bedroom, detached red brick dwelling with an integrated garage and driveway to the south side of Montague Close. The dwelling is bound to the west by an access driveway to reach nos. 7-17 Montague Close. The site falls within the Major Development location of Wokingham.
- 2.2 The dwelling is set within a spacious plot with mature boundary planting to the front garden and a rear garden which backs onto the eastern elevation of no. 7 Montague Close.
- 2.3 The wider street scene comprises a mixture of both attached and detached dwellings of varying designs.

3. Planning History

- 3.1 Application Ref: 010606 for proposed side dormer extension to dwelling to form rooms in loft space. Refused 21/12/2001.
- 3.2 Application Ref: 021806 for proposed 2 storey side extension to dwelling above garage. Approved 23 July 2002.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 The application seeks retrospective planning permission for the re-levelling of the rear garden, the erection of boundary fencing to the west and rear elevation and pergola structure.
- 4.3 The fences were installed to allow for better maintenance of the boundary treatments on site for both for the applicants own dwelling as well as to prevent the hedge growing further into the access road to nos. 7 to 17 Montague Close, with the applicant no longer being able to keep cutting the hedge themselves as they retire.
- 4.4 Site section plans as show below demonstrate the levelling of the rear garden following engineering operations.



5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 39 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”.
- 5.3 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, the Development Plan consists of the following documents:
- Wokingham Borough Core Strategy (adopted January 2010)
 - Wokingham Borough Managing Development Delivery Document (adopted February 2014)
- 5.4 The Council has produced a Local Plan Update (LPU) (2020). As this plan is still currently going through examination and has not reached main modifications stage, it can only be given limited weight as a material consideration.
- 5.5 The Borough Wide Design Guide SPD (adopted May 2012) is also a material consideration.
- 5.6 The application seeks retrospective permission for the changing of ground levels to allow for hard landscaping to the rear garden.

- 5.7 This follows on from receipt of an email from the LPA dated 23rd March 2026 in which a householder planning was invited for '*fencing, pergola structure, garden tiering, changes in levels, planters*'.
- 5.8 Section 55 of the Town and Country Planning Act 1990 states that "development" means the carrying out of building, engineering, mining and other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. Elements such as planters are typically not classified as development but are included within this application for completeness.
- 5.9 CS Policy CP9 regards the scale and location of development proposals states that the scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility. Development proposals within development limits will be acceptable in (inter alia) the major development locations of Earley, Green Park, Shinfield (North of M4), Twyford, Winnersh, Wokingham and Woodley.
- 5.10 The development is confined to the rear garden of 5 Montague Close within the defined settlement, as such the proposal is found to be acceptable in principle.
- 5.11 **Character and Appearance of the Area:** Montague Close comprises a residential road within the Major Development Location of Wokingham consisting of a mixture of detached and semi-detached dwellings with driveways, front gardens and rear gardens bound by fences.
- 5.12 The Borough Design Guide at paragraph R12 states that boundary treatments should contribute positively to the character of the areas and to the quality of the public realm. The Design Guide goes on to state that boundaries to the public realm should relate to the

character of the area. They should be clearly delineated, robust and high quality, so that they last over time.

- 5.13 The site to its immediate west is adjoined by a private driveway area providing access to nos. 7 to 17 (odd only) Montague Close.
- 5.14 Historically a hedge marked the site's boundary, which has since been replaced by the fence line.
- 5.15 The historical hedge offered little value to the wider character, with its maintenance becoming difficult to upkeep, resulting in an encroachment into the driveway access. In line with R12 of the Design Guide, the longevity of the fence is likely to be able to contribute to the character of the site over time more so than the hedge than was previously located in this area. Similar boundary treatments can be seen in the surrounding area and further demonstrate how the proposed fencing assimilates into the design vernacular of the local area.
- 5.16 Figure 1 demonstrates a similar example of boundary treatments adjoining the pavement at no. 39 Montague Close. Similarly, Figure 2 demonstrates a fence boundary treatment at no. 19 Montague Close nearby. The wider area comprises a variety of boundary treatments adjoining pavements and driveways, consequently, the fence owing to its height, length and design would not appear out of place in this location.
- 5.17 Furthermore, whereby the development has resulted in the changes of land levels within the private rear garden as this is screened by the new fence. As such, the proposal is not considered to have resulted in any changes to the established character of the area.



Figure 1 – Boundary treatment example adjoining the pavement at no. 39 Montague Close



Figure 2 – Boundary treatment example at no. 19 Montague Close

- 5.18 Policy CP3 of the Wokingham Borough Core Strategy 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 to the area 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.
- 5.19 The policy goes on to state that planning permission will be granted for proposals that provide a functional, accessible, safe and secure scheme as well as ones which use the full potential of the site.
- 5.20 The proposal results in the creation of functional and accessible space to be used as a rear garden for the applicant's enjoyment and is not found to have any detrimental impacts upon the wider street scene, with development impacts being highly localised.
- 5.21 Furthermore, existing planting provision continues to exist within the rear garden.
- 5.22 The replacement fence and re-levelling therefore accords with the Borough Design Guide and replaces historic, low quality boundary treatment with a robust and high quality boundary treatment that will contribute to the character of the area in the long term, complying with Policy CP3.
- 5.23 **Residential Amenity:** The re-levelling of the rear garden will result in the most efficient use of space for the applicant's enjoyment and increases accessibility to the C3 amenity space for the occupiers of 5 Montague Close.
- 5.24 Prior to the installation of these fences, the applicant discussed the proposal with neighbouring living within the close, to explain what was proposed. At this time, no concerns were raised, with most

neighbours being sympathetic about the issue of keep the hedge under control.

- 5.25 CS 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 to the area 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.
- 5.26 Proposals must also provide a functional, accessible, safe, secure and adaptable scheme. The development is considered to enhance the functionality of the rear garden space for the enjoyment of the current and future occupiers, whilst the replacement fencing to the side and rear allows for privacy for both the occupier and neighbouring dwellings
- 5.27 **Trees and Landscaping:** The proposal has not detrimentally harmed any existing landscaping on site and instead allows for the introduction of raised bed planters which is consider in turn to increase the biodiversity across the wider site. Further landscaping can be secured by condition in the event of a grant of planning permission.
- 5.28 **Transport and Parking:** The proposal is confined to the rear garden space of 5 Montague Close and as such does not have any impacts upon the existing parking and access arrangements across the site.
- 5.29 The proposed fence line is not considered to have any impacts upon the visibility splays of vehicles entering or exiting 5 Montague Close as well as any vehicles entering or exiting the adjacent private driveway.

- 5.30 Furthermore, whereby this section of Montague Close only serves a limited number of dwellings, it is considered that both traffic flows and vehicle speeds will be very low.
- 5.31 In considering the new fence line, this is not considered to materially alter visibility splays when compared to the historical hedge, with approaching vehicles remaining clearly visible to those entering the cul-de-sac.
- 5.32 As such, there are no highway safety issues arising from the development in line with CS Policy CP6 which states that planning permission will be granted for schemes that (inter alia) do not cause highway problems or lead to traffic related environmental problems.

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would result in a visual enhancement and allow for ease of maintenance to the boundary treatments surrounding the dwelling

without adverse effect on the character of the area, the amenity of neighbouring residents or highway safety.

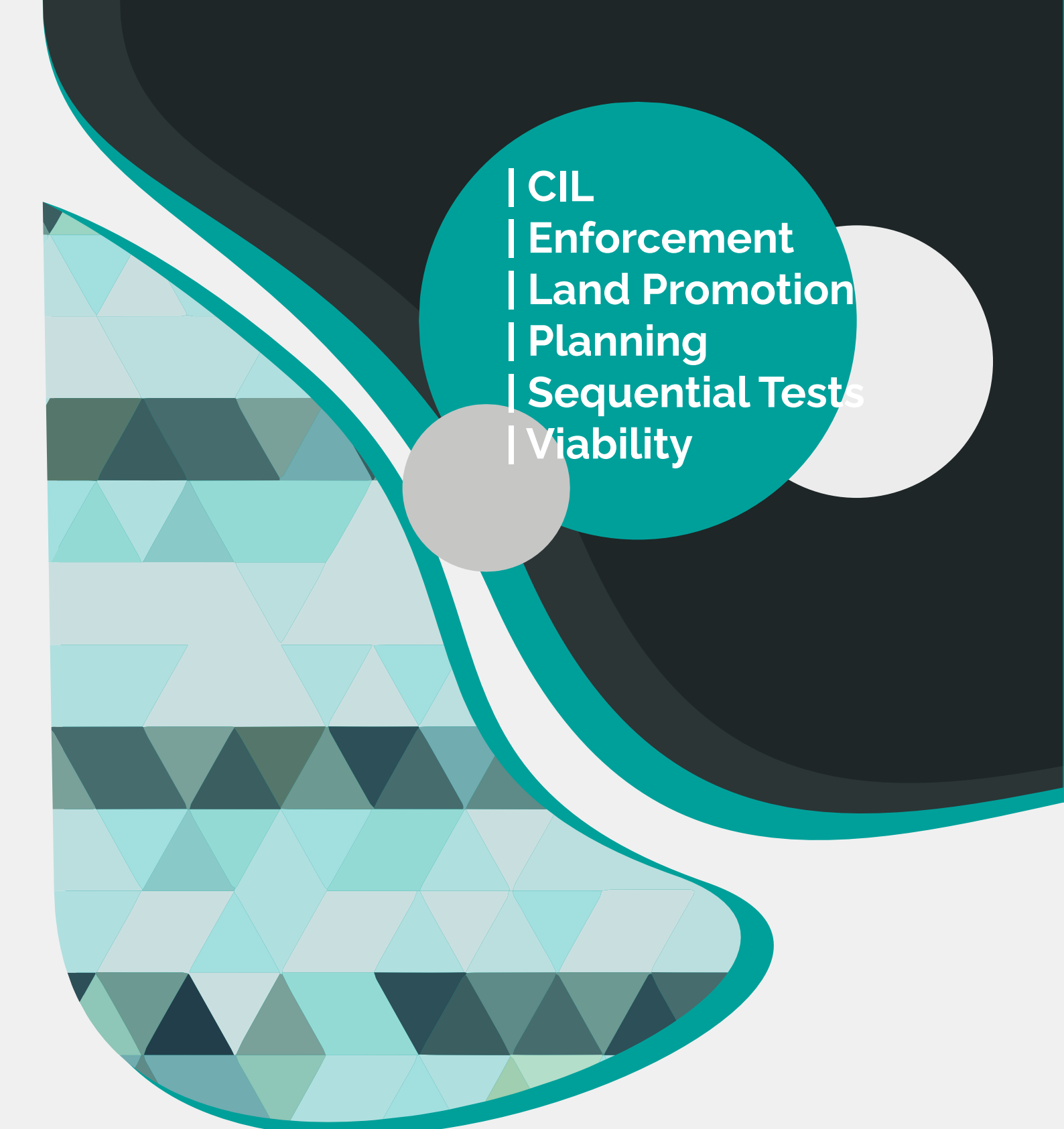
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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