

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261092
Site Address:	Bluehill, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS
Expiry Date:	3 July 2026
Site Visit Date:	15 June 2026
Proposal: Householder application for the erection of a boundary wall with pillars plus the addition of pedestrian and vehicular entrance gates (part-retrospective).	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location –
Three Mile Cross
Bat Roost Habitat Suitability
Green Route

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB24 - Heritage
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
251846	Householder application for the proposed erection of a single storey side and rear extension	Approve 7 November 2025
251574	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00m, for which the maximum height would be 3.00m and the height of the eaves	Prior Approval Not Required: 30 July 2025

	2.85m.	
072177	Proposed erection of single storey rear extension plus conversion of loft to form habitable living space plus side and rear dormers	Approve 07 December 2007

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection.
WBC Highways – Requested Further Information

External

N/A

REPRESENTATIONS

Parish/Town Council	The proposed design of the wall does not appear to reflect what has been built on site. <i>Officer Response: Following the consultation period the applicant submitted revised plans to show the original boundary as approved.</i>
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description: A detached dwelling, formerly known as Blackmoor, within the modest development location of Three Mile Cross and adjacent to designated countryside. It is set back approximately 17m from a Green Route on Basingstoke Road. The in situ front boundary wall and gates were erected in March 2026 and measure 1m in height. The wall has 5no. spaced pillars 1.6m in height.

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.

Proposal: A part retrospective front boundary wall measuring approximately 11.7m in width. The red brick wall would measure 1m in height and have transverse panels above measuring 0.6m in height. There would be 5 no. supporting brick pillars with

caps measuring 1.7m in height. The pillar at the northern corner together with 2.6m of the side wall nearest the front boundary would be removed. The solid grey vehicular gate would measure approximately 1.6m in height and be set back at least 5m from the front boundary. The wall and pillars adjacent to vehicular entrance (south side) would be a maximum of 0.6m in height to provide visibility splays 2.4m *2.4m.

Procedural Matters

Revised Site plan was received by the Council on 28th July 2026, the Revised Proposed Elevations Plan was received by the Council on 8th August 2026 and after the consultation date had ended. However, the revised proposed plans were a minor amendment to show the height of the wall to be reduced to 1m with transverse relief panels inserted above. Therefore, the amendment reduced the overall visual impact of the proposal and was not considered to have a significant impact on neighbour amenity to warrant extending the consultation period.

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 street scene is a Green Route, and front boundary treatments in the immediate vicinity are either low brick walls or fences with hedges and trees. Obliquely opposite the application site there is a Grade 2 listed Building known as The Lieutenant's Cottage. Whilst The Lieutenant's Cottage is a Grade II listed building, the application site is physically separated from it by Basingstoke Road and intervening development, and the proposal would not affect its significance or setting. The application site is also adjacent to open countryside. Boundary treatments in proximity of the application site are varied and include tall hedges and low brick walls.

R12 of the Borough Design Guide (BDG) states that boundary treatments should be designed to contribute positively to the character of the area and to the quality of the public realm. In this case, the development replaces a former boundary treatment comprising fencing and hedge planting along the frontage. Although the loss of the hedge, which previously softened the boundary, is lamentable, the applicant has revised the originally submitted scheme and reduced the height of the proposed wall and transverse panels to 1.6m which is less prominent in the street scene than the original proposal. This carries limited adverse weight in the planning balance. However, that harm is reduced by the substantial lowering of the originally proposed boundary treatment and by the varied pattern of frontage treatments visible within the surrounding street scene.

The vehicular entrance comprising solid double gates would be set back approximately 5.8m from the front boundary and the gate at the northeast edge of the site boundary would also be 1.7m in height. The northeast side boundary would comprise a fence approximately 1m in height. Therefore, the revised scheme

represents a tangible improvement on the originally submitted scheme. Taken together, the reduced height of the revised scheme, the setback of the vehicular gates, and the varied character of frontage treatments in the surrounding area mean that the proposal would not cause significant harm to the character or appearance of the street scene.

Having regard to the scale, location and appearance of the proposed wall and gates, together with the separation distance from the listed building, the proposal would preserve the setting and significance of The Lieutenant's Cottage. Therefore, the proposal would comply with Policies CP1 and CP3 of the Core Strategy and the design objectives of R12 of the Borough Design Guide.

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.

Given the position of the wall and gates adjacent to the highway frontage, together with their limited height and separation from neighbouring dwellings, the proposal would not result in material overlooking, loss of light, overshadowing or an overbearing impact.

Highway Access and Parking Provision: The Highways Officer requested further information which was provided. The Officer raises no objection to the revised plans and has confirmed that the proposed gate being set back from the edge of carriageway by over 5m, and 2.4m x 2.4m pedestrian visibility to the south of the access is acceptable. The revised plans demonstrate the required 2.4m x 2.4m pedestrian visibility splays can be achieved and maintained.

Requested Condition

Visibility Splay Provision: Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing named Revised Proposed Elevations Plan. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Flooding and Drainage: The Drainage Officer raises no objection and has commented that the existing dwelling is within flood zone 1.

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:	Yes
Recommendation:	Approve
Date:	13 August 2026
Earliest date for decision:	16 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	14/08/26