

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261492
Site Address:	2 Springdale, Earley, Wokingham, RG6 5PR
Expiry Date:	20 August 2026
Site Visit Date:	10 August 2026
Proposal: Householder application for the proposed erection of front wall (Retrospective).	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking TB05 – Housing Mix TB06 – Development of Private Residential Gardens
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements H12 – Residential development of existing private gardens NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
223433	Householder application for the proposed erection of single storey front extension. Single storey rear extension. Conversion of garage to create habitable accommodation. First Floor side extension, plus changes to fenestration.	Approved 12 th December 2022

CONSULTATION RESPONSES

Internal

WBC Enforcement- No comments received
WBC Digital Solutions Scanning- No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Earley Town Council raise no objection
Ward Member(s)	No comments received
Neighbours	1 representation as follows; - The estate has an established open-plan character, with few front boundary treatments other than small retaining walls. Concern is raised that the proposed front wall, although considered to be well designed and constructed from materials that match the host dwelling, would erode the open character of the area and appear out of keeping with the prevailing pattern of development. The representation also expresses concern that approval of the proposal could encourage similar alterations elsewhere within the estate.

APPRAISAL

Site Description: This application site relates to a two-storey detached dwelling with associated parking and landscaping in the residential area of Earley, Wokingham. The site is surrounded by dwellings of similar character and design, albeit varying forms.

Planning History: Planning permission was granted under application 223433 on 12 December 2022 for the erection of a single-storey front extension, single-storey rear extension, conversion of the garage to habitable accommodation, a first-floor side extension, and associated changes to the fenestration of the dwelling.

Proposal: This application seeks permission for the proposed erection of a front wall (retrospective). The fence is approximately 0.3 meters in depth, 6 meters in length and 1 meter 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.

Character of the Area: Policy CP3 of the Core Strategy states that developments are of 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 other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Springdale and the surrounding area typically comprise of two-storey dwellings with similar character and design, albeit varying forms. A notable feature of the street scene is the presence of landscaped front gardens which contribute positively to the character of the area. Whilst the proposed brick wall would result in the loss of a portion of the existing frontage landscaping and is not a feature commonly found within the immediate area, it would be constructed from materials that match the host dwelling, therefore integrating within the already established street scene.

Whilst one representation raises concern that the wall would erode the open character of the area, appear out of keeping with the prevailing pattern of development and set a precedent for similar alterations elsewhere within the estate, each planning application must be assessed on its own individual merits. Whilst a portion of the front garden landscaping has been removed and replaced with hardstanding, the property retains an open appearance due to the modest height of the wall and the continued presence of vegetation within the frontage. Moreover, the modest height of the proposed wall would ensure visual permeability into the frontage of the site from the public realm, as experienced in other neighbouring properties in the street. As such, it is not considered that the development would result in a significant erosion of the open space and character that defines the street scene.

Neighbouring Amenity: Paragraph 135(f) of the National Planning Policy Framework (NPPF) requires development to secure a “high standard of amenity for existing and future users”. This is reinforced by Policy CP3 of the Core Strategy, which requires development to be of an appropriate scale, mass, layout and height, and to achieve a high quality of design without detriment to the amenities or quality of life of adjoining occupiers.

The proposed front boundary fencing would have no impact on neighbouring amenities with respect to the issues of overlooking, overbearing or loss of light.

Highway Access and Parking Provision: As shown on the submitted block plan, there is no change in level of driveway parking available, and no off-street parking is proposed. As a result, the proposal does not impact parking or access provisions, therefore no comments from the Council’s Highways team have been received.

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.

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

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	14 August 2026
Earliest date for decision:	16 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	18/08/26