

Development Management
Wokingham Borough Council,
157, Shute End
Wokingham
RG40 1WR

6 March 2025

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

RE: Retention of boundary treatment and double entrance

AT: 2 Tickhill Close, Reading RG6 4AP

SITE AND SURROUNDINGS

The site consists of a detached residential property situated on Tickhill Close, Lower Earley. The property is located within an established residential area characterised by similar detached dwellings with varying boundary treatments. The immediate street scene features a mix of boundary treatments including walls and fences of different heights and materials.

PLANNING HISTORY

None relevant.

PROPOSAL

The proposal seeks planning consent for:
Retention of boundary treatment and double entrance

PLANNING POLICY & GUIDANCE

- National Planning Policy Framework (2023)
- National Planning Practice Guidance (Online)
- Wokingham Borough Local Plan (2024)
- Wokingham Borough Core Strategy (2010)
- Managing Development Delivery Local Plan (2014)
- Borough Design Guide SPD

PLANNING ASSESSMENT

Policy CP1 - Sustainable Development & Policy CP3 - General Principles for Development

These policies require development to respond to the local character and pattern of development, ensuring proposals make a positive contribution to the area. The replacement boundary treatment respects these policies by maintaining appropriate scale and proportions for a residential boundary wall, preserving the residential character of the area, and respecting the established pattern of development along the street.

Policy CC02 - Development Limits

The replacement boundary wall complies with these policies as it represents appropriate development within the established settlement boundaries, constitutes sustainable development that improves the quality and appearance of the existing property and does not conflict with any strategic development needs.

Policy CC03 - Green Infrastructure, Trees and Landscaping

The proposal respects this policy by maintaining sufficient garden space and greenery, not resulting in the loss of any significant vegetation or trees, and using materials that complement the local environment.

The boundary wall and double entrance have been designed to be in keeping with the host property with a maximum height of 2.35m, which is slightly lower

than the pre-existing boundary treatment which had a maximum height of 2.4m. This modest reduction in scale ensures the structure will not dominate the street scene or appear overbearing.

The new boundary treatment is a necessary replacement for the previous dilapidated wall and occupies the same footprint. This approach aligns with Policies CP1 and CP3 of the Core Strategy, which encourage high-quality design that respects the character of the area.

The materials have been selected to complement those of the original dwelling and surrounding properties, ensuring a harmonious relationship between the boundary treatment and the wider street scene. This approach aligns with the design principles outlined in the Borough Design Guide.

The boundary treatment has been positioned and designed to minimise any impact on neighbouring properties. The modest height (which is lower than the previous boundary wall) and careful positioning ensure there is no undue impact in terms of overshadowing, loss of privacy, or visual intrusion.

CONCLUSION

The replacement boundary wall and double entrance represent a well-considered and modest addition to 2 Tickhill Close. The new boundary treatment is slightly lower than the pre-existing structure (2.35m compared to 2.4m) and has been constructed with materials similar to the pre-existing wall to ensure it does not alter the character of the house and wider area.

Given the boundary treatment's compliance with relevant local policies, its appropriate scale, and its complementary materials, we respectfully request that the Council grant planning permission for this development.

Yours sincerely,



MZA Planning

APPENDIX 1

Images of the previous and current boundary treatment



Images of the previous boundary treatment taken from Google images



Current boundary treatment at the site.