

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250300
Site Address:	Loddon Acres, Loddon Drive, Wargrave, RG10 8HD
Expiry Date:	30 April 2025
Site Visit Date:	16/4/25
Proposal: Householder application for the proposed closure of existing vehicular access with close fencing and creation of a new centralised vehicular access with improved visibility splays. Plus, the construction of new gates, walls and piers.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals - Countryside
Ground Water Zones
Local Wildlife Site
Main Rivers DRN Consultation Zone
Local Wildlife Sites Consultation Zone
Flood Zones 2 and 3
Flood Zone 3

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 CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL

PLANNING HISTORY

Application No.	Description	Decision & Date
230445	Householder application for the proposed extension of the existing garage building to provide additional ancillary accommodation at ground and first floor.	Approve - 28 April 2023

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No objection

External

None

REPRESENTATIONS

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

APPRAISAL

Site Description:

This application relates to a large dwellinghouse in a countryside location on a private road. The site already contains one vehicular access which is to be stopped up as part of this application.

Principle of Development: 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 outside settlement limits in the countryside and is therefore to be considered under Policy CP11 of the adopted Core Strategy which states that development outside defined settlement boundaries will be strictly controlled. Where acceptable in principle the countryside can accommodate some forms of development without detriment provided that the development type, form and design are sensitive to the location.

Given the application is for a fence and gate on the roadside on the edge of the application site, it would not result in inappropriate encroachment into the countryside and have no impact on the character or appearance of the countryside. The proposal is therefore considered compliant with policy CP11 in this respect.

Character of the Area:

The proposed front boundary fence and electric gates would not negatively impact the character of the area. The gates would measure 5 metres across and would stand at 1.5 metres in height, the size of these gates is deemed as appropriate given the width of the plot. The width of the brickwork and associated piers to go alongside the new gate will increase by approximately 6 metres compared to the existing arrangement. Due to the size of the plot, this is not considered to have a negative impact on the character of the area or be of inappropriate scale. The brickwork will be

of a height of approximately 1.5 metres, matching the brickwork that accompanies the existing gate. Given that some boundary treatment along the road consists of solid brick walls at 1.8 metres in height, the proposed boundary treatment is deemed as being appropriate for this location.

Neighbouring Amenity:

The proposal will have no harmful impact on neighbouring amenity.

Highway Access and Parking Provision:

The WBC Highways officer has reviewed this application and has no objections. The stopping up of existing access is welcome as is the location proposed gate which is set back from the road.

Flooding and Drainage:

The WBC Drainage officer has reviewed this application and has no objections. They are satisfied that the flood risk assessment concludes that the proposed development at Loddon Acres is unlikely to exacerbate existing flood risks. The alterations are minor, and the design includes appropriate measures to mitigate any potential flooding concerns.

The Drainage Officer has included that the Environment Agency is the main body for approval within Flood Zone 3 and therefore the applicant may need to liaise with the Environment Agency for final 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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	No
Recommendation:	Approve
Date:	16/04/25
Earliest date for decision:	26 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	25.04.2025