

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251547
Site Address:	65 Poperinghe Way, Arborfield, Wokingham, RG2 9LW
Expiry Date:	26 October 2025
Site Visit Date:	17/11/2025
Proposal: A householder application for the proposed repositioning of side boundary fencing and installation of access gates.	

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 CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside C2 – Mitigation of transport impacts and highway safety and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
251077	Pre-application advice for the proposed change	Replied,

	of use from amenity land to residential and relocation and extension of fence.	29/05/2025
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CONSULTATION RESPONSES

Internal

WBC Highways – No objections.
WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	Arborfield & Newland Parish Council – Objects to the proposal, citing that the replacement fencing is out of keeping with the area, encroaches beyond the lawful boundary onto neighbouring land (Nos. 71–75 Poperinghe Way), and removes a safe pedestrian route, creating a potential hazard. They request reinstatement of the original boundary and hedge. <i>Officer comment: The applicant has submitted Certificate A, confirming that the land subject to this application is within their ownership. Notwithstanding this, it appears that the proposed works would be contained entirely within the curtilage of the application site. It should be noted, however, that the grant of planning permission does not convey any rights to carry out works on, over, or under neighbouring land without the owner's consent. Similarly, it does not remove the need to comply with the relevant provisions of the Party Wall etc. Act 1996 or any other civil property rights.</i>
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site relates to a two storey, end of terrace property located in an established 20th century housing cul-de-sac estate located south-west of Arborfield Green. Properties are set in discernible groupings which are distinguished by repeated house type.

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.

Countryside:

The application site is located outside of development limits, where Policy CP11 applies. Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside development limits will not normally be permitted except where inter alia;

- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and

The proposal involves repositioning the side boundary close-boarded timber fence to extend over a kerb area to the rear, incorporate access gates, and continue partway along the south-western side boundary, connecting directly to the main dwelling.

The repositioning is modest, extending approximately 1 metre from the south-western side boundary, and would not result in an excessive expansion of development away from the main dwelling. Given the residential nature of the housing estate and the modest expansion of works, no undue encroachment into the open countryside would occur. As such, the proposals are considered to comply with criterion 2 of Policy CP11 and would not cause harm to the character or openness of the countryside.

Character of the Area:

Poperinghe Way is characterised by a mix of on-plot driveway parking and small parking courts, resulting in many dwellings being positioned close to the pavement and creating a relatively tight, urban streetscape. Nevertheless, the wider area retains an open-plan layout, with low-level soft landscaping contributing to its suburban character, although some corner plots feature taller, hard boundary treatments of around two metres in height.

It is acknowledged that the proposed repositioning and extension of the fence along the south-western side boundary would result in a modest reduction in the wider open plan frontage and a small loss of amenity space. However, the application site is located toward the far rear, south-western corner of the cul-de-sac, where it is less visually prominent within the wider streetscape. The amended plans received on 25/09/2025 demonstrate that the fence would be set back approximately 100mm from the kerbed edge, allowing for the introduction of ivy planting across the fence to soften its appearance. This additional landscaping will assist in integrating the development into its surroundings and maintaining the generally verdant character of Poperinghe Way. Given the limited visual impact and proposed planting mitigation, the development is not considered to result in harm to the character or appearance of the area or countryside.

Overall, it is considered that whilst the proposal would not enhance the street sense, given the limited visual impact and proposed planting mitigation, it would not cause undue harm to the character and appearance of the area and therefore would not be contrary to policies CP1 and CP3 of the Core Strategy and policy CC03 of the MDD

in this respect.

Neighbouring Amenity:

Due to the nature of the proposals, there are no loss of light, overlooking or overbearing concerns.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed the application and notes that this section of Poperinghe Way is private. The proposed change of use and relocation of the fence would not affect the public highway. The fence would be positioned adjacent to the existing, two parking spaces at No. 65. The submitted drawings indicate a visibility splay at the point where the driveway meets the carriageway. Given the absence of a footway in this location and the site's position at the end of a cul-de-sac, where vehicle movements and speeds are low, no highway-related objections are raised.

Arborfield & Newland Parish Council have raised concerns that the proposal would remove a safe pedestrian route along the roadside. However, the area in question is not a formalised pedestrian footway or public right of way, but rather a grassed verge adjacent to the application site. While it is acknowledged that pedestrians may have informally used this area, its alteration would not result in the loss of a designated or safeguarded pedestrian route. Furthermore, given the site's cul-de-sac location, characterised by low traffic volumes and slow-moving vehicles, the proposal is not considered to materially impact pedestrian safety. Therefore, no objection is raised on these grounds

Landscape and Trees:

There are no protected trees on the application site and given the modest scope of development proposed and the distances to any mature trees within the site, it is considered that no tree or landscape related impacts would arise from the proposed development.

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:	Not required
Recommendation:	Approval
Date:	5 September 2025
Earliest date for decision:	23 July 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	05.11.2025