

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                           |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Application Number:</b>                                                                                                                                | 260777                              |
| <b>Site Address:</b>                                                                                                                                      | 1 Larch Avenue, Wokingham, RG41 1EJ |
| <b>Expiry Date:</b>                                                                                                                                       | 15 June 2026                        |
| <b>Site Visit Date:</b>                                                                                                                                   | 30 April 2026                       |
| <b>Proposal:</b> Householder application for the proposed increase in the height of a boundary fence, incorporating a combination of fencing and trellis. |                                     |

### **PLANNING POLICY**

|                                                  |                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                               |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals                                                                                                                                |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>TB08 – Open Space, Sport and Recreational Facilities Standards<br>TB21 – Landscape Character<br>TB22 – Sites of Urban Landscape Value |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | C4 – Green and blue infrastructure and public rights of way<br>NE7 – Sites of Urban Landscape Value<br>DH2 – Safeguarding amenity                                                                                                                                                   |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Sustainable Design and Construction Supplementary Planning Document                                                                                                                              |

### **PLANNING HISTORY**

| Application No.         | Description                                                                                   | Decision & Date        |
|-------------------------|-----------------------------------------------------------------------------------------------|------------------------|
| 171699                  | Householder application for proposed erection of first floor side/rear extension to dwelling. | Approved<br>06/09/2017 |
| 062206<br>(F/2006/8887) | Proposed erection of a single storey side and rear extensions to dwelling.                    | Approved<br>24/11/2006 |
| 960585                  | Proposed Single Storey Side Extension To Dwelling To Form Conservatory.                       | Approved<br>10/12/1996 |

## CONSULTATION RESPONSES

### Internal

WBC Drainage – No objection.  
WBC Landscape and Trees – No objection.

### External

None.

## REPRESENTATIONS

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

## APPRAISAL

### Site Description:

The application site consists of a two-storey detached property located on the eastern side of Larch Avenue. The site is the first residential plot on the road and has one adjoining neighbour to the north. To the south and rear is Joel Park Local Nature Reserve.

### Proposal:

This application seeks approval for the erection of trellis fencing that would be fixed to the existing timber close board fence along the rear section of the southern boundary. The total height of the boundary treatment would measure approximately 2.7m.

### 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.

### Character of the Area:

The application site benefits from an end plot position on the road and backs onto woodland to the rear and southern boundaries. The woodland boasts a dense cover of mature trees which extend close to the rear and southern boundaries of the host site.

This application seeks approval for the erection of trellis fencing above the existing close board fence along the southern site boundary. In total, the southern fencing would have an overall height of approximately 2.7m.

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.

The application site is located within a residential area and benefits from a rear and southern boundary that adjoins publicly accessible woodland. The woodland forms a strong green backdrop to the site and is characterised by dense tree cover and vegetation, although recent maintenance works undertaken by the Council have resulted in the removal of several trees adjacent to the southern boundary. This has opened up a small area of the woodland in close proximity to the site, increasing visibility between the public realm and the side/rear of the property.

The proposal seeks to erect timber trellis fencing above the existing timber close-board fence along the southern boundary, resulting in an overall boundary height of approximately 2.7m. While this height exceeds that typically associated with residential boundary treatments, its acceptability must be assessed having regard to its location and site context.

The boundary in question is located to the rear of the dwelling and does not front the public highway. Consequently, there would be limited views of the trellis from the street scene. Wider views from the surrounding area would also be limited, with the existing and retained woodland providing a high degree of natural screening. When traversing through most parts of the woodland, the boundary treatment would be largely obscured by intervening vegetation and tree cover. It is only within the recently opened-up section of the woodland, and when in close proximity to the boundary, that views of the trellis would be possible.

The trellis would be of a lightweight, semi-permeable form and constructed from timber. As a natural material, timber is considered sympathetic to the verdant and wooded character of the adjoining land and would weather over time to adopt muted tones that would integrate with the surrounding landscape. The permeable nature of the trellis would also reduce its visual dominance when viewed at closer range.

In addition to visual considerations, the increased height of the boundary treatment responds to site-specific circumstances. The removal of trees along the southern edge has resulted in increased public presence close to the boundary, and the proposal seeks to maintain an appropriate level of privacy and security for the occupiers of the dwelling. In this context, the proposal represents a proportionate response to changed conditions beyond the applicant's control.

In conclusion, by virtue of the rearward siting, limited visibility from the public realm, and use of a lightweight timber trellis, the proposal would not appear visually intrusive or incongruous within the street scene and therefore, would not cause any adverse harm to the character of the host dwelling or local area.

### **Neighbouring Amenity:**

#### *Overlooking, Loss of Light & Overbearing:*

The proposed trellis fencing would be erected along the southern boundary of the site only where there are no neighbouring properties. As such, there are no overlooking, loss of light or overbearing impact that would be generated to neighbouring amenity.

**Flooding and Drainage:**

The application site is located in flood zone 1 according to Environment Agency mapping. The council's Drainage Officer was consulted and raised no objection to the proposal.

**Landscape and Trees:**

The application site borders Joel Park Local Nature Reserve which includes numerous veteran trees. The council's Landscape and Trees Officer was consulted and raised no objection to the proposed development. They commented:

*"The Council's Tree and Landscape Officer has no objection to the proposed increase in the height of a boundary fence, incorporating a combination of fencing and trellis. It will have no detrimental impact on nearby veteran trees within the woodland of Holt Copse and Joel Park Local Nature Reserve. The Officer visited the Site on 11 May 2026, viewing the Site from the nearby public footpath through the Local Nature Reserve and observed the area adjacent to the Site as having been recently cleared of trees that have caused subsidence issues to the main building on the Site. The Officer observed rubbish, a tent, discarded toys and other detritus around this vacant former woodland area and understand from the Planning Officer that people sometimes occupy this vacant area. The addition of the trellis will help provide privacy and prevent overlook into the Site and its rear garden".*

**Conclusion:**

For the reasons set out in this report, the proposed development would comply with local plan policy and guidance and is recommended for approval.

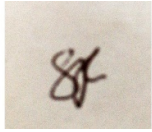
**Community Infrastructure Levy (CIL):** When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is 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 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**

|                           |              |
|---------------------------|--------------|
| <b>Conditions agreed:</b> | Not required |
| <b>Recommendation:</b>    | Approve      |
| <b>Date:</b>              | 22 May 2026  |

|                                    |             |
|------------------------------------|-------------|
| <b>Earliest date for decision:</b> | 19 May 2026 |
|------------------------------------|-------------|

|                                                           |                                                                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>11.6.26</b>                                                                    |

## **PLANNING CONSTRAINTS/STATUS**

**Major Development Location**

**Site of Urban Landscape Value – Joel Park**

**Bat Roost Habitat Suitability**

**Great Crested Newt Impact Zone – Amber**

**Local Wildlife Site – Holt Copse**

**Emmbrook Ward**

**Wokingham Parish**