

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                   |                                                  |
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| <b>Application Number:</b>                                                                                                        | 242536                                           |
| <b>Site Address:</b>                                                                                                              | 29 Westfield Road, Winnersh, Wokingham, RG41 5ES |
| <b>Expiry Date:</b>                                                                                                               | 6 December 2024                                  |
| <b>Site Visit Date:</b>                                                                                                           | 19 November 2024                                 |
| <b>Proposal:</b> Householder application for the demolition of garden brick wall and erection of replacement close boarded fence. |                                                  |

### **PLANNING CONSTRAINTS/STATUS**

Scale and Location of Development Proposals

### **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>CP9 – Scale and Location of Development Proposals |
| <b>MDD Local Plan (MDD)</b> | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits                                           |
| <b>Other</b>                | Borough Design Guide Supplementary Planning Document                                                                           |

### **PLANNING HISTORY**

| Application No. | Description                                                                                                                         | Decision & Date         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 241395          | Application for a certificate of lawfulness for the proposed erection of a 2m high wooden fence to replace the existing brick wall. | Refused:<br>August 2024 |

### **CONSULTATION RESPONSES**

#### **Internal**

WBC Drainage – No objection  
WBC Highways – No objection

#### **External**

None

### **REPRESENTATIONS**

|                         |                      |
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| Winnersh Parish Council | No observations      |
| Ward Member(s)          | No comments received |

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| Neighbours | No comments received |
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## APPRAISAL

**Context:** The application site is located within a residential area of Winnersh. This application seeks permission for the installation of a close boarded timber fence along the southwestern boundary of the rear garden, replacing the existing brick wall.

The application follows the refusal of application 241395, which sought to obtain a certificate of lawfulness for the replacement fence. The conclusion was that the proposal was not in accordance with Schedule 2 (Part 2) (Class A) of the General Permitted Development Order, thus planning permission was required for the alteration to the site.

**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:** The replacement of the existing brick wall for a close boarded timber fence of a matching height would have an insignificant impact on the wider character of the area, where it is noted that there is a wide array of boundary treatments. The proposal would comply with policies CP1 & CP3 of the Core Strategy and is acceptable on these grounds.

**Neighbouring Amenity:** The proposal would not have any negative impact upon the amenities of adjacent residents.

**Highway Access and Parking Provision:** As the replacement fence would be of the same height and would be in the same position as the existing wall, no impact on the public highway and the visibility splays are expected.

**Conclusion:** For all the above, the proposal is acceptable, and the application 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, 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.

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| <b>RECOMMENDATION</b> |  |
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| <b>Conditions agreed:</b> | Not required |
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| <b>Recommendation:</b> | Approval |
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| <b>Date:</b> | 19 November 2024 |
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| <b>Earliest date for decision:</b> | 1 November 2024 |
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| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
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| <b>Date:</b> | <b>21 November 2024</b> |
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