

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251754
Site Address:	3 Copse Mead, Woodley, RG5 4RP
Expiry Date:	17 October 2025
Site Visit Date:	2 September 2025
Proposal: Householder application for proposed erection of a raised patio and fencing (part-retrospective).	

PLANNING CONSTRAINTS

Woodley – Major Development Location

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 CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development CE3 – Environmental standards for residential development FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity HC5 – Environmental protection HC7 – Light pollution

	HC8 – Noise pollution
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

173196 – Householder application for the proposed part single storey, part two storey rear extension, two storey front extension including rear and front dormer extensions, part conversion of the existing garage to habitable accommodation plus changes on fenestration – **Refused 26/02/2018**

181326 – Householder application for the proposed erection of a part single storey, part two storey rear extension; part single storey front extension including rear and front dormers plus first floor side extension to the existing dwelling – **Refused 03/08/2018**

201567 - Householder application for the proposed erection of a part single part two storey front extension, plus 3no. dormers to front of dwelling, part single part two storey rear extension, partial conversion of existing garage to form habitable accommodation – **Approved 09/10/2020**

210140 - Householder application for the proposed erection of a part single storey part two storey front extension, including the erection of a front canopy roof, plus the insertion of 3no. dormers to the front of the property, part single storey part two storey rear extension, part garage conversion to create habitable accommodation, plus changes to fenestration and the insertion of 5no. roof lights – **Approved 26/02/2021**

231030 - Application to vary condition 2 of planning consent 210140: Proposed erection of part single, part two storey front extension, erection of front canopy roof, insertion of 3no. front dormers, part single, part two storey rear extension, part garage conversion to create habitable accommodation, changes to fenestration & insertion of 5no. roof lights'. Condition 2 refers to approved plans. The variation is to insert 1no. additional front window, 3no. additional rear rooflights, remove 3no. side windows, widen 1no. rear patio door & Juliet balconies, addition of 1no. side window, raise rear gables & enclose porch (part retrospective) – **Approved 22/06/2023**

240550 - Application for removal or variation of a condition following grant of planning permission (231030) dated (22/06/2023) for the erection of a part single storey part two storey front extension, including the erection of a front canopy roof, plus the insertion of 3no. dormers to the front of the property. Condition 2 Approved details - changes to the design as the building commenced – **Approved 02/05/2024**

CONSULTATION RESPONSES

Internal

WBC Highways – No objections
WBC CIL – Development is not CIL liable

External

None consulted

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 large, detached dwelling located on Copse Mead, Woodley. The site benefits from a generously wide and deep rear garden that faces onto a railway line.

Proposal Description:

This application seeks approval for the proposed erection of a raised patio, plus changes to the boundary fencing on both sides.

The patio is a retrospective addition and is approximately 0.5 metres raised off from ground level, with the main floor level being 0.3 metres above ground level. It spans the entire width of the dwelling's rear elevation and includes a central set of steps down to the grassed garden area.

The fencing proposed is comprised of a dark grey composite with horizontal slats. The height of the fencing ranges between 1.9 and 2.2 metres tall; the fencing adjacent to the patio is 2.2 metres tall to provide screening.

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 fencing and patio's location to the rear of the property would mean that there would be no legible viewpoints of the development from the public realm. Overall, the impact on the character of the area would be negligible and is acceptable.

Neighbouring Amenity:

The height of the patio had initially raised concerns with the LPA, largely due to the overlooking opportunities it provided into the rear gardens of nos. 1 and 5 Copse

Mead. However, the inclusion of the 2.2 metre tall fencing adjacent to the patio area would ensure that a 1.9 metre tall screen would be present for users of the patio, ensuring no adverse overlooking opportunities onto the neighbouring properties. A condition will be imposed ensuring that boundary treatments adjacent to the patio remain at a height of at least 2.1 metres for the lifetime of the development.

There are no further concerns on neighbouring amenity grounds.

Highway Access and Parking Provision:

There are no highway safety concerns.

Amenity Space:

The proposals would not harm the usability of the dwelling's rear amenity space.

Flooding and Drainage:

There are no flooding or drainage concerns.

Landscape and Trees:

There are no arboricultural or landscape character concerns.

Ecology:

There are no ecological concerns.

Conclusion:

Overall, the proposal complies with the development plan. Subject to conditions, this application is recommended for approval

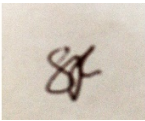
Community Infrastructure Levy (CIL):

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approval
Date:	18 September 2025

Earliest date for decision:	17 September 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	18.9.25