

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250942
Site Address:	2 Tickhill Close, Earley, Wokingham, RG6 4AP
Expiry Date:	23 June 2025
Site Visit Date:	9 th June 2025
Proposal: Householder application for the proposed garden wall and double entrance gates (retrospective).	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals – Major Development Location – Earley

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC04 – Sustainable Design and Construction CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
18082	Detached House and Garage	Approve 21 st October 1952

CONSULTATION RESPONSES

Internal

WBC Highways – Requested Further Information
WBC CIL

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: The site is a 1950s link-detached dwelling located on a corner plot in the residential area of Earley. To the front, the dwelling benefits from a driveway and garage for off street parking. A second side/rear entrance faces onto an unclassified road and has brick pillars and double wooden gates. The side and rear boundary walls have recently been replaced with a wall of similar materials and height. The rear boundary wall faces directly onto the front of properties in the cul-de-sac. The rear garden slopes down towards the house and the boundary fence with no.1 Tickhill Close has been replaced with fence panels 1.8m in height, that have been erected above supporting plinths and supported by concrete posts with a maximum height from ground level of approximately 2.5m.

In 2024, a Planning Enforcement investigation concluded that the construction of the garden wall and entrance gates without planning permission was not expedient to pursue formal enforcement action. This application does not include the in-situ crossover in front of the wooden gates and dropped kerb that are on Council owned highway land, and both require separate consent from the Highways Team.

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.

Proposal: Retrospective planning permission for a rear garden wall and double entrance gates facing the highway. The vehicular timber entrance gates measure approximately 3.3m in width and 1.78m in height; the 2 no. supporting brick pillars are approximately 2.15m in height. The height of the rear and side boundary walls is staggered to allow for the sloping ground levels and varies from approximately 1.78m to 2.25m.

Character of the Area: Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or

occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. The Wokingham Borough Council Design Guide (BDG) also provides some guidance on front boundary treatments which relate to design and scale. It states that relationships between public and private space and the transition between them should relate to the existing character.

The street scene is open plan front gardens with driveways for off street parking, and rear garden brick walls or wooden fences. In this case, the new side and rear boundary walls are approximately 15cm higher in places along the side aspect, and approximately 40cm higher along the rear aspect than the original wall. It has been constructed in brick using similar materials to the original wall. The pillars are 23cm taller than the existing wall and are not out of keeping as they constructed using the same materials as the wall. The wooden gates are 1.8m in height and blend in with the colour of the wall and the street scene. Moreover, the prevailing character in the area is high rear boundary walls of similar heights.

Therefore, the proposal is not significantly higher than the existing wall and would not be harmful to the character of the area.

Overall, the proposal would comply with CP1 and CP3 of the Core Strategy in relation to character of the area.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The height of the rear wall has a limited visual impact when viewed from the front of properties in the cul de sac of Tickhill Close because it is slightly taller than the previous wall. However, it does not cause significant harm in terms of its height and scale, and the general appearance in the street scene. When considering the impact on the neighbouring amenity, there are no concerns related to overlooking, loss of light or overbearing. However, the in-situ crossover in front of the wooden gates and dropped kerb that are on Council owned highway land, would require separate consent from the Highways Team if this application were to be approved.

Overall, the proposal limited to the wall and entrance gates would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision:

In 2023, the owner sought advice from the Council's Traffic Management, Parking & Road Safety (TMPRS) Team regarding the construction of a dropped kerb at the property and was *informally* advised that a dropped kerb at the rear *may* be acceptable. Subsequently, the owner replaced the original damaged wall at the rear and created the dropped kerb and entrance to the side wall boundary.

The Highways Officer has commented: *"Further information is requested to clarify the purpose of the new entrance gates and whether it is intended to use the garden for parking."*

Notwithstanding any planning permission, the following will apply:

- 1. WBC Highway Assets will need to confirm if there is any encroachment of the public highway from the wall and its pillars.*
- 2. WBC Traffic Management/Highway Assets will need to confirm if the works across the public highway verge were authorised, and if they are deemed to be acceptable within the public highway.”*

Further comments: In 2024, the Council concluded that it was not expedient to pursue formal enforcement action following the construction of the garden wall, pillars and entrance gates without planning permission. However, authorisation from the Council for the crossover and the dropped kerb on highway land has not been sought and would be a condition of granting permission for this application.

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:	Yes
Recommendation:	Approve
Date:	19 June 2025
Earliest date for decision:	11 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	19/06/25