

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252347
Site Address:	44 Eastheath Avenue, Wokingham, RG41 2PJ
Expiry Date:	23 January 2026
Site Visit Date:	2 December 2025
Proposal: Householder application for the proposed 2 metre high fence.	

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 CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking 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 DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
051894	Application for a certificate of proposed lawful development for the formation of a room in the loft space with roof lights only.	Approved 06/09/2005

CONSULTATION RESPONSES

Internal

WBC Highways – Request further information. *Officer comments: This will be discussed within the main report.*

WBC Landscape and Trees – Request further information. *Officer comments: This will be discussed within the main report.*

External

None

REPRESENTATIONS

Parish/Town Council No comments received

Ward Member(s) No comments received

Neighbours

One neighbour has commented stating that they have no objection.

One neighbour has commented stating that the fence may set a precedent and queries if it would be appropriate to limit fence height to 5ft 6in.
Officer comments: Potential impacts on the character of the area are assessed within the main report below.

One neighbour has commented in objection on the following grounds:

- Incorrect description which describes the driveways as shared.
Officer comments: The application description does not describe the driveway as being shared.
- The boundary line is misrepresented.
Officer comments: The boundary line appears to match the boundary line shown on the Land Registry Parcels layer on the Council's internal mapping system. Additionally, boundary disputes are civil matters that the Council cannot become involved in.
- The fence would appear visually intrusive and be out of character with the rest of the road.
Officer comments: Potential impacts on the character of the area are assessed within the main report below.
- Access, visibility and safety concerns.
Officer comments: This is addressed within the highways section of the main report below.
- Loss of natural light.
Officer comments: This is addressed within the neighbouring amenity section of the main report below.
- Lack of construction details.
Officer comments: Construction details are not required at this stage.

APPRAISAL

Description of Development:

This application seeks permission to erect a 2-metre-high timber boundary fence that would provide a clear separation of the driveways at the front of nos. 44 and 46.

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 proposed boundary fence would be set back by 0.9 metres from the edge of the pavement and has a maximum height of 2 metres. It is not deemed that the fence would be significantly harmful to the character of the area, especially as other examples of timber boundary fences can be seen along Eastheath Avenue, e.g. nos. 45 and 54 Eastheath Avenue. Notably, the fence at 45 is along the length of the site's frontage, whereas the fence proposed as part of this application is set back from the frontage and runs down the side of the property, hence being less prominent than the fence at No. 45. While the proposed fence would still be visible from public locations along Eastheath Avenue, it would not have negatively impact the character of the area to the extent that it would warrant refusal of this application.

Neighbouring Amenity:

It is not deemed that the fence would cause any overbearing or loss of light impacts on the neighbouring property no. 46. Additionally, there are no overlooking concerns associated with the fence.

Residential Amenity Space:

The proposed fence would not adversely harm the usability of the site's rear amenity space for current or future occupiers.

Highway Access and Parking Provision:

The Council's Highways Officer is satisfied that following the receipt of revised plans there would be no negative impacts on visibility splays. However, they did suggest that the applicant may wish to consider further reducing the length of the boundary fence, or to reduce the height of the fence panels closest to the pavement in order to comply with the pedestrian visibility envelope. However, as an existing frontage hedge exists on the neighbouring property No. 46 and already impacts on pedestrian visibility at the application site, it is not deemed that setting the proposed fence further back 0.9 metres from the pavement would significantly further improved pedestrian visibility, as vehicles already are required to take care when entering and exiting the site.

In terms of the driveways of both 44 and 46 Eastheath Avenue, these will have ample spaces for three driveway parking spaces and for turning within the red line by utilising the existing dropped crossing.

Landscape and Trees:

The Council's Landscape and Trees Officer has no objection to the principle of a fence along the boundary of the two properties. However, they consider a 2m high fence that finishes at the back of the pavement too visually dominant, and they therefore suggested it be lowered several metres back from the edge of the pavement.

Following receipt of revised plans, the proposed fence was set back 0.9 metres from the pavement edge. This is deemed to address the concerns of the Landscape Officer, and it is not deemed that the fence as it is now proposed would be visually dominant on the street scene.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	22 January 2026
Earliest date for decision:	25 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22/01/26

PLANNING CONSTRAINTS/STATUS

Insert where relevant