

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252456
Site Address:	Sandiacre, 2 Sandford Drive, Woodley, Wokingham, RG5 4RR
Expiry Date:	20 March 2026
Site Visit Date:	16 February 2026
Proposal: Householder application for the proposed replacement of an existing boundary hedge with a close-boarded boundary fence positioned behind the existing brick wall along the right-hand boundary of the property adjacent to Duffield Road, following the removal of the existing hedge/bush.	

PLANNING CONSTRAINTS/STATUS

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

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 CC03 – Green Infrastructure, Trees and Landscaping
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C4 – Green and blue infrastructure and public rights of way NE4 – Trees, woodland, hedges and hedgerows
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
674/57	Detached House	Approve

		10 th September 1957
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CONSULTATION RESPONSES

Internal

WBC Highways – No Objection

External

N/A

REPRESENTATIONS

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

APPRAISAL

Site Description: A detached dwelling that occupies a corner plot in the residential area of Woodley. The front/side boundary adjacent to the highway in Duffield Road comprises a brick wall approximately 1m in height and a hedge approximately 3m-4m in height. The front boundary adjacent to Sandford Drive is a hedge approximately 1.5m in height and has a vehicle entrance.

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: A close-boarded boundary fence approximately 1.8m in height and positioned behind the existing brick boundary wall adjacent to Duffield Road. The proposed fence will project approximately 0.8m above the existing wall and be 22m in length.

Procedural Matters

A Revised Proposed Elevations plan was received by the Council on 18th March 2026, and after the consultation date had ended. However, the revised proposed plan showed a minor amendment indicating the height of the fence reduced to 0.8m. Therefore, the amendment was not considered to have a significant impact on

neighbour amenity to warrant extending the consultation period.

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. R12 of the Borough Design Guide (BDG) states that boundary treatments should be designed to contribute positively to the character of the areas and to the quality of the public realm.

The immediate street scene is detached properties of varying ages and design. Dwellings are set well back from the highway and boundary treatments are mainly low brick walls with tall hedges and trees to provide partial screening. There is an example of a brick wall and fence above at no. 21 Duffield Road that is a similar height to the proposed development.

In this case, the erection of a fence above the front boundary wall would reduce the verdant appearance of the street scene. However, the existing hedge to be removed is not protected. Also, the fence would be lower than the existing hedge and would not be overly prominent in the street scene. Therefore, it would comply with Policy CP1 and CP3 of the Core Strategy and would not cause significant harm to the 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. In this case the proposed fence would not cause harm to neighbour amenity in terms of overlooking, loss of Light or overbearing appearance.

Therefore, the proposal would comply with Policy CP3 of the Core Strategy in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection and has commented: *“The applicant proposes to replace the existing boundary hedge with a closed-boarded boundary fence behind the existing brick wall. While the Highways would have expected to compare the changes in impacts of the existing and proposed boundary treatments, the relative position of the existing hedge cannot be identified from the proposal. The Highways therefore assess the impacts of the proposed boundary treatment independently.”*

Visibility Splays

Duffield Road is subject to 20mph speed limit, which requires visibility splays of 2.4m x 25m to be achieved to the nearside edge of the carriageway in both directions. The sightlines shall be across land within the applicant’s control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height. The proposed boundary fence does not fall within the visibility envelope at the junction of Sandford Drive/Duffield Road and have no detrimental impact to the visibility splays of the neighbouring sites, which are acceptable.”

Ecology: The application site is in an area where the habitat is suitable for Bat Roosting. In this case, the development will not impact the main dwelling, and a Bat Survey is not required.

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	
Conditions agreed:	Yes
Recommendation:	Approve
Date:	18 March 2026
Earliest date for decision:	9 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	18/03/26