

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261104
Site Address:	177 Colemans Moor Road, Woodley, Wokingham, RG5 4DD
Expiry Date:	21 July 2026
Site Visit Date:	2 June 2026
Proposal: Full application for the proposed change of use of amenity land to residential garden, including the erection of a 2.0m high boundary fence set back from the highway.	

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 CC07 – Parking CC09 – Development and Flood Risk TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
	Planning relevant planning history.	

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection.
WBC Drainage – No objection.
WBC Highways – No objection, subject to condition.
WBC Landscape and Trees – No objection, subject to condition.
WBC Ecology Newts – No objection.
WBC Ecology – No objection.
WBC Cleaner and Greener – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	Objection. Concerns relate to: - Loss of amenity land.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL**Site Description:**

The application site comprises a two-storey detached dwelling located on the northern side of Colemans Moor Road. The property occupies a prominent corner plot, with its eastern elevation fronting Stonehaven Drive and its southern elevation fronting Colemans Moor Road.

Unlike many of the neighbouring properties along Colemans Moor Road, the garage serving the host dwelling is positioned to the rear of the property rather than to the side.

The surrounding properties are broadly similar in age, scale and architectural style. However, there is variation in the arrangement of front driveways and the design and treatment of plot boundaries, which contributes to a degree of visual diversity within the street scene.

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.

Character of the Area:

The application site forms a corner plot occupied by a detached dwelling at the junction of Colemans Moor Road and Stonehaven Drive. Whilst the surrounding residential development is generally consistent in terms of scale, form and architectural style, the

host dwelling is visually distinct owing to its double-fronted appearance and prominent corner plot position.

The proposal seeks planning permission for the enclosure of a parcel of amenity land through the erection of a 2m high brown composite fence, together with a pedestrian access gate on the eastern return. The Parish Council has objected to the loss and enclosure of the amenity land. The acceptability of the change of use and its impact on the character of the area are therefore key considerations in the assessment of the proposal.

Policy CP3 of the Core Strategy requires development to be appropriate in terms of its scale, layout, built form, materials and character, and to achieve a high standard of design that responds positively to its surroundings.

The enclosed land would be situated between the host dwelling, the detached garage and Colemans Moor Road. Although originally laid out as amenity land, the area has a close visual and functional relationship with the host property. The land is maintained as garden space, incorporating planting and landscaping, and reads as an extension of the residential curtilage rather than as a distinct area of communal open space. Furthermore, the parcel is partially screened from wider views by existing street furniture, including a lamppost and telecommunications cabinets.

The land does not provide access to other parts of the estate and, given its modest size and absence of seating, play equipment or other facilities, it offers limited recreational or community value. The enclosure of the site would therefore not result in the loss of a meaningful area of usable public open space.

The wider area is characterised by predominantly open-plan frontages, with areas of landscaped amenity land adjoining the highway. However, the character of the estate has evolved over time through the introduction of extended driveways and variations in boundary treatments. An example can be found at No. 1 Crediton Close, approximately 75m to the south-west of the application site, where former amenity land associated with a corner plot has been enclosed by a 2m high close-boarded fence under planning permission 233067.

Whilst the BDG advises that new boundary fences within open-plan areas will not normally be appropriate, the siting of the fence in this instance limits its visual impact. The fence is positioned well back from the corner of the plot, ensuring that the most prominent part of the site adjacent to the Colemans Moor Road and Stonehaven Drive junction remains open. As a result, views into Stonehaven Drive from Colemans Moor Road, and vice versa, are largely retained.

Importantly, a substantial area of open amenity land, measuring approximately 127sqm, remains outside the enclosed area. This land forms the most visually prominent part of the corner plot and continues to make a positive contribution to the spacious and open character of the street scene. Although the proposal reduces the width of the landscaped verge between the residential curtilage and Colemans Moor Road, the change is not considered so significant as to erode the established character of the area, particularly given the varying widths of amenity strips and boundary treatments evident throughout the wider estate.

On balance, the proposal would not result in unacceptable harm to the character or appearance of the surrounding area and is therefore considered to comply with Policy CP3 of the Core Strategy.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the siting of the relocated fence, the closest neighbouring property to the development would be no. 11 Crediton Close. As the fence would be more than 5m from the neighbouring driveway, there are no concerns of this nature that would arise from the proposal.

Highway Access and Parking Provision:

The relocated fence would be sited close to the eastern edge of the existing driveway. The Council's Highways Officer was consulted and raised no objection to the proposal subject to conditioning the submitted visibility splays. In the interests of highway safety and convenience, the condition will be attached to any grant of approval.

Flooding and Drainage:

The host site is within flood zone 1 and the proposed boundary fence is within the site redline boundary. The Council's Drainage Officer was consulted and raised no objection to the proposal.

Landscape and Trees:

The Council's Trees and Landscape Officer raises no objection to the proposal. The officer recommends that the fence be set back a minimum of 1 metre from the footpath to retain planting space and safeguard the green infrastructure corridor along Colemans Moor Road, and also recommends a landscaping condition.

Whilst these comments are noted, it is considered that the proposal would not result in unacceptable harm to the visual quality or green character of the area. Although the development would enclose a section of amenity land, a substantial area of open amenity space would remain, including the most prominent part of the corner plot adjacent to the Colemans Moor Road and Stonehaven Drive junction. As such, the proposal would not materially undermine the contribution that the site currently makes to the openness of the street scene.

Furthermore, the surrounding area displays a range of frontage treatments, and in many instances soft landscaping has been reduced or removed to facilitate enlarged driveways and other domestic alterations. The proposal would therefore not appear out of keeping with the prevailing character of the locality. The remaining land to the east of the proposed fence would continue to be soft landscaped and visible from the public realm, ensuring that the site continues to contribute positively to the open and landscaped character of the area.

In light of the limited visual impact of the development and the extent of open amenity land retained, it is not considered necessary to impose a landscaping condition in order to make the development acceptable. As such, the proposal is considered acceptable in landscape and visual terms.

Environmental Health:

The Council's Environmental Health Officer was consulted and raised no objection to the proposal. The officer advises that, given the small-scale nature of the development, it is unlikely to give rise to significant impacts in respect of noise, disturbance, air quality or any other environmental health matters. It is also noted that the provision of a larger enclosed garden area adjacent to the highway may provide a modest improvement in terms of safety and usability for occupants. Any increased activity associated with the enlarged garden would be consistent with normal residential use and would not be expected to result in a statutory nuisance. No conditions are recommended.

Ecology:

The Council's Ecology Officer was consulted and raised no objection to the proposal. The officer advises that the application site comprises intensively managed short-mown grassland of low ecological value and that the proposed change of use and replacement boundary fence would not result in the loss of important habitats or adversely affect any priority or protected species. As such, the proposal is not considered to give rise to any ecological concerns.

Conclusion:

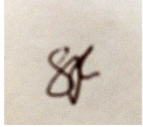
For the reasons set out above and subject to conditions, the proposal is acceptable as it complies with local plan policy and guidance.

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:	Not required
Recommendation:	Approve
Date:	16 July 2026
Earliest date for decision:	17 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	20.7.26

PLANNING CONSTRAINTS/STATUS

Major Development Location
Great Crested Newt Impact Risk Zone – Amber and Red
Loddon Ward
Woodley Parish