DELEGATED OFFICER REPORT

WOKINGHAM BOROUGH COUNCIL

Application Number:	262521
Site Address:	Land at and to the rear of 240 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD
Expiry Date:	24 November 2026
Proposal: Application for non-material amendment to planning consent 250655 for the erection of a timber fence along the western boundary.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
F/2002/7172	Proposed single storey rear extension to form conservatory.	Approved 28/08/2002
F/2004/1258	Proposed two storey rear extension to dwelling to form conservatory. Amendment to consent F/2002/7172.	Approved 04/05/2004
F/2006/8134	Proposed two storey front and rear extensions with dormers, first floor turret room over front entrance and alterations to windows and doors. Demolition of existing chimney and side extensions.	Refused 25/08/2006
F/2006/8785	Proposed two storey front and rear extensions with alterations to dormers. Demolition of chimney.	Approved 14/11/2006
F/2011/0129	Proposed retention of single storey side extension, erection of two pitched roof dormers to replace rear dormer window, erection of front gable extension plus revised window configuration.	Approved 03/03/2011
211889	Outline application for the construction of up to 32 dwellings. All matters reserved other than means of access from the existing highway on Nine Mile Ride and associated infrastructure, landscaping, and demolition of 2 existing dwellings.	Not Determined Appeal Allowed 13/12/2022
232298	Application for the approval of reserved matters pursuant to outline planning consent 211889 for the erection of up to 32 dwellings. All matters reserved other than means of access from the existing highway on Nine Mile Ride and associated infrastructure, landscaping and demolition of 2 existing dwellings. Appearance, Landscaping, Layout and Scale to be considered.	Refused: 20.06.2024 Appeal Dismissed: 21.02.2025

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250655	Application for approval of Reserved Matters pursuant to Outline Planning Consent 211889 (approved under appeal ref. APP/X0360/W/22/3295631 dated 13/12/2022) for the erection of 26 no. dwellings and associated infrastructure, landscaping and demolition of existing dwellings. Details of appearance, landscaping, layout and scale to be considered.	Approved: 19.06.25

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐

Assessment:

The amendment relates to the erection of a close-boarded timber fence along the western boundary of the site. The fence would incorporate openings at gravel-board level to maintain permeability for reptiles and amphibians.

The application is supported by an Arboricultural Technical Note, which sets out a methodology for the installation of the fence to avoid unacceptable harm to adjacent trees and woodland.

The proposed fence would be positioned along the site boundary and would not be prominent within the public realm. While it would physically separate the application site from the adjoining woodland around Wick Hill, it would not materially alter the character or appearance of the approved development.

It is also a material consideration that the adjoining residential properties to the west would be able to erect a fence within their respective curtilages of up to 2 metres in height utilising permitted development rights. There is therefore a realistic fallback position whereby a similar form of boundary enclosure could be erected without express planning permission.

It is understood that the amendment has arisen following requests from neighbouring residents. Having regard to the location, scale and appearance of the proposed fencing, together with the available fallback position, the amendment would be non-material in the context of the permission.

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.

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RECOMMENDATION	
Recommendation:	Approve – the change is non-material.
Date:	18 November 2026
Earliest date for decision:	7 November 2026

Recommendation agreed by: **(Authorised Officer)**	BJC
Date:	24.11.26

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