

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250563
Site Address:	2 Larch Avenue, Wokingham, RG41 1EJ
Expiry Date:	9 May 2025
Site Visit Date:	18 March 2025
Proposal: (Part-retrospective) Householder application for the proposed erection of boundary walls and gates.	

PLANNING CONSTRAINTS/STATUS

Water Utility Consultation Zones
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Railways
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones

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 CP4 – Infrastructure Requirements CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area 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 CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character
Joint Minerals and	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species

Waste Plan (JMWP)	DM10 - Flood Risk DM15 - Site History
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
221988	Application to vary condition 2 of planning consent 181301 for the proposed erection of part single floor, part two storey front, side and rear extensions, single storey side extension, erection of detached garage, erection of 2no. front dormers, erection of new boundary wall, internal alterations and changes to fenestration. Condition 2 refers to the approved details and the variation is to permit a change in the size and design of the front dormer windows, a decrease in the width of the front gable wall and an increase in the width of the side bay window. (Part retrospective)	Approved 20/09/2022
181301	Householder application for the proposed erection of part single floor, part two storey front, side and rear extensions, single storey side extension, erection of detached garage, erection of 2no. front dormers, erection of new boundary wall, internal alterations and changes to fenestration.	Approved 21/09/2018
173668	Householder application for the proposed erection of part first floor, part two storey front, side and rear extensions, single storey side extension, erection of detached double garage with first floor, erection of 2no. front dormers, erection of new boundary wall, internal alterations and changes to fenestration.	Application withdrawn 03/04/2018

CONSULTATION RESPONSES

Internal

WBC Highways – Request further information.
WBC CIL – Not CIL liable.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	Original consultation: One letter of objection. Concerns include: - The location of the proposed wall outside of the site boundary. Two letters of support. Second consultation: One letter of concern relating to: - The location of the proposed development outside of the applicant's boundary. - The development being visible from the entrance of Larch Avenue. - Location of fence will affect the open feel of the road. - The proposed wall being too high and out of keeping with other low-level walls.

APPRAISAL

Site Description:

The application site is located on the western side of Larch Avenue which is a private, no-through road and backs on to a railway line. The application site is the first plot on the left when entering the road from Reading Road.

The property has recently undergone alterations and extensions approved under permission 181301.

Proposal:

This application seeks part retrospective approval for the erection of a front wall with pillars and entrance gates. The walls would be constructed from brick pillars and low-level brick walls with timber panels and timber entrance gates.

Note:

Planning application 181301 was granted approval in 2018 which included a front boundary wall and entrance gates. The proposed design and form of the walls and gates are the same as this current application (250563). The difference between what has been approved, and this current application is the position of the wall and entrance gates being sited further forward and the length of the wall.

Site Ownership:

The planning officer carried out a Land Registry search to establish the extent of the site boundary. Larch Avenue is a private road and the area in front of the site falls within 'private' classification status. Part of the proposed walls and gates fall outside of the land owned by the applicant and on private land. This permission does not approve the curtilage of the dwellinghouse being altered from the original when the dwellinghouse was built.

Certificate D (Certificate of Ownership) on the application form was signed and the required process followed. An Article Proof was submitted that evidenced the Wokingham Today publication on the 15th May 2025.

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 principle of the development in this location is acceptable providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

Local Plan Update

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination on 28 February 2025.

Character of the Area:

Upon entering Larch Avenue, the application site is the first plot on the western side of the road. Due to the location of the plot, it holds a prominent position within the street scene. This application seeks part-retrospective permission for walls and gates to the front that would be constructed from brick pillars, low-level brick walls and feather edged timber panels between.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The design and form of the walls was assessed and approval granted in permission 181301.

The height of the proposed front walls is tall within the context of the surrounding local area. Whilst there is no uniform design to boundary treatments along Larch Avenue, the established character is for low-level walls and fencing, but there are examples of higher-level treatments in the form of hedging. However, the proposed 1.8m height of the timber panels and overall design would be reflective of a domestic setting.

In addition, this application has removed a section of pillars and fence from the northern side of the site from the plans approved in permission 181301. This is welcomed as it would allow wider views into and beyond the site and would help to retain a sense of openness towards the northern side of the site. As the host dwelling is the first property when entering the road, the tall nature of the pillars and fencing would be viewed alongside the existing high-level wire fencing that surrounds a railway maintenance area. The openness of the northern side of the site would be sympathetic and would blend into the lower-level front boundary treatments of neighbouring properties.

The proposed siting of the gates, pillars and fencing would be sited along private land to the front of the site. The boundary treatment would be set back from the road and would not disrupt views along Larch Avenue when entering the road. Larch Avenue is on a slope and reduces in level towards the north. The proposed siting of the pillars,

gates and fences would not obscure views leading down the hill to the trees set in the distance.

Therefore, it is considered that the proposed front boundary treatment would cause no adverse impact to the character of the host dwelling or local area.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the location of the development and significant separation distances of the development from neighbouring properties, there are no impacts of this nature that would arise from the erection of the proposed pillars, gates and timber fencing.

Highway Access and Parking Provision:

The entrance gates in the existing position have been substantially complete since October 2020. The position is set forward from the plans approved under permission 181301.

The council's Highways officer was consulted and raised concerns over the visibility of the site but not of neighbouring properties. Whilst ideally, they would seek to reduce the height of the fence to the side of the gates, they would be unlikely to support a reason for refusal on highway safety grounds due to the private status of the road.

Therefore, the proposal does not conflict with Policy CP6 of the Core Strategy, as the development does not cause anyway traffic related problems to a public highway.

Conclusion:

For the reasons set out above, the proposal is acceptable as it accords with local plan policy and guidance.

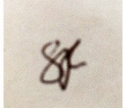
Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a 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, 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:	Not required
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Recommendation:	Approve
Date:	6 May 2025
Earliest date for decision:	4 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15.7.25