

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260110
Site Address:	65 Barkham Ride, Finchampstead, Wokingham, RG40 4HA
Expiry Date:	27 March 2026
Site Visit Date:	16 March 2026
Proposal: Householder application for the proposed installation of hardstanding to widen the existing access and driveway, plus erection of a replacement front boundary wall following removal of the existing wall.	

PLANNING CONSTRAINTS/STATUS

Scale and Location of Development Proposals – Modest Development Location – Finchampstead North

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC07 – Parking
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 C5 – Parking and electric vehicle charging
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Barkham Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
691/55	Garage	Approve 13 th September 1955

CONSULTATION RESPONSES

Internal

WBC Drainage – No Objection

WBC Highways – No Objection Subject to Condition

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 bungalow in the residential area of Finchampstead. The front garden is approximately 15m in depth; it has a tarmac driveway for off street parking and a grassed area. The front boundary is a brick wall that abuts a grass verge.

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: Installation of hardstanding to widen the existing access and driveway, plus erection of a replacement front boundary wall following removal of the existing wall.

The replacement double brick wall will measure approximately 9.3m in length, 0.2m in depth, and the front facing elevation will measure 1m in height. It will have 4 no. brick pillars each measuring 1.45m in height and 0.45m in width. The brick piers would be spaces 2.5m apart as evidenced in Fig. 1 below.

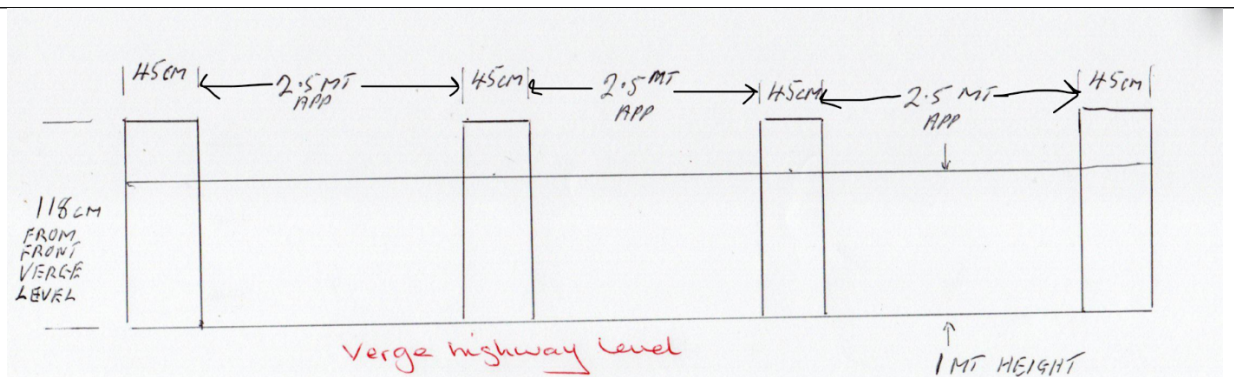


Fig. 1: Extract of Revised Proposed Elevations Plan annotated by LPA to indicate 2.5m spacing between brick piers

The driveway entrance will be widened by 0.6m to 2.8m. A section of grass verge measuring 0.6m in width and 0.9m in depth will be resurfaced in tarmac to facilitate the proposed entrance.

Procedural Matters

Revised Proposed Elevation plans were received by the Council on 25th March 2026, and after the consultation date had ended. However, the revised proposed plans showed a minor amendment to show the height of the pillars to be reduced to 1.45m. 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. The Wokingham Borough Council Design Guide (BDG) recommends that boundary treatments should be designed to contribute positively to the character of the areas and to the quality of the public realm. The BDG also states that low boundary walls provide separation between public and private spaces and ensure an appropriate level of privacy for residents at the front of properties.

The street scene is a linear residential road with grass verges and comprising detached dwellings with a regular building line. Properties have driveways for off street parking and boundary treatments including fences, hedges and low brick walls. In this case, the proposed wall and pillars will be the same height and comprise similar materials to existing. The widening of the proposed driveway entrance and replacement of a section of grassed verge with tarmac measuring 0.9m in depth and 0.6m in width will not have a significant impact on its appearance when viewed from the public realm and will not cause harm to the character of the area.

Overall, the proposal will comply with Policy CP1 and CP3 of the Core Strategy in relation to 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.

The proposal would not cause harm to neighbour amenity in relation to overlooking, loss of light or overbearing appearance.

Overall, the proposal would comply with Policy CP3 in relation to neighbour amenity.

Highway Access and Parking Provision: The Highways Officer raises no objection subject to condition and has commented: *“The applicant proposes to widen the existing access by 0.6m to a total width of 2.7m. As the boundary wall is set back from the highway, the proposed alteration will have no negative impacts on visibility splays.*

While the proposal is acceptable in principle, the applicant would likely have to reposition the dropped crossing to a centralised position instead of utilising the existing dropped crossing. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Requested Condition

- *The development shall not be occupied until the vehicular access from the highway has been altered to provide a centralised circa 3.6m wide dropped crossing, unless agreed otherwise, in writing, by WBC Traffic Management (this work will need separate authorisation by the Borough’s Traffic Management section – see informative below). – DROPPED CROSSING*
- *CG5 (AMEND: circa 7.0m) - SURFACING OF ACCESS*
- *Informative I22 – ACCESS CONSTRUCTION”*

Flooding and Drainage: The Drainage Officer raises no objection subject to informative and has commented: “The application site lies within Flood Zone 1 and is therefore at low risk of flooding from fluvial and tidal sources. However, the site is identified as being susceptible to surface water flooding and groundwater emergence, and this has been considered in the assessment.

The proposal comprises the installation of additional hardstanding to widen the existing

access and driveway, together with the erection of a replacement front boundary wall following removal of the existing wall.

The LLFA raises no objection to the proposed development in principle, subject to the following informative advice:

- The area of hardstanding should be constructed using permeable materials, or otherwise drained to a permeable area within the curtilage, to ensure that surface water runoff rates and volumes are not increased.
- Surface water runoff should be managed on site and should not discharge onto the public highway or neighbouring land.
- Finished ground levels should be designed so as not to increase flood risk elsewhere, particularly given the local susceptibility to surface water and groundwater flooding.
- The replacement boundary wall should not obstruct existing overland flow routes or impede surface water drainage.

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:	26 March 2026
Earliest date for decision:	13 February 2026

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