

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260363
Site Address:	Land East Of Croft House, Croft Road, Spencers Wood, RG2 9EY
Expiry Date:	14 May 2026
Site Visit Date:	25 February 2026
Proposal: Application to vary condition 5 of planning consent 232333 for the proposed erection of a 4No bedroom dwelling with detached 2 bay car port and cycle storage along with landscaping and boundary treatments. Condition 5 refers to sustainable drainage and the variation is to amend the location of the foul drainage connection and attenuation tank.	

PLANNING CONSTRAINTS/STATUS

Strategic Development Location (South of the M4)
Detailed Emergency Planning Zone (AWE Burghfield)
Public Rights of Way (Footpath SHIN21 to the south of the site)
Ordinary Watercourse Consultation Zone (Tertiary River to the south of the site)
Potential Bat Roost Habitat
Modest Development Location (Spencers Wood)
Great Crested Newt Consultation Zone
Landscape Character Assessment Area (Spencers Wood Settled and Farmed Clay)
Agricultural Land (Grade 3)
Tree Preservation Order (TPO-1958-2024)
SSSI Impact Risk Zones (Bramshill)
Thames Basin Heaths SPA Mitigation Zones (5km)

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery CP19 – South of the M4 Strategic Development Location
MDD Local Plan	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping

(MDD)	CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB08 – Open Space, Sport and Recreational Facilities Standards TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development CE5 – Embodies carbon CE7 – Low carbon and renewable energy generation CE8 – Protecting renewable energy generation C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging H1 – Housing mix, density and standards H3 – Affordable housing FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity HC5 – Environmental protection
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
171537	Full planning application for the proposed erection of 1no 3 bedroom detached house and	Approved

	1no 4 bedroom detached house with integral garages, erection of a single detached garage for The Mead, new access drive serving a new courtyard parking area, new hard and soft landscaping and boundary treatments and other works	12/02/18
181834	Full application for the proposed erection of 3no 4 bedroom dwellings with integral garages, new hard and soft landscaping, boundary treatments and other works.	Approved 02/11/17
200208	Full planning application for the proposed erection of 1No two storey dwelling, including 2No dormers to the front and 2No dormers to the rear along with 2No roof lights front and rear of the main roof. Detached carport for 2No cars also to include new hard and soft landscaping and boundary treatments also 1No detached cycle store.	Refused 19/11/2020
232333	Full application for the proposed erection of a 4No bedroom dwelling with detached 2 bay car port and cycle storage along with landscaping and boundary treatments.	Approved 26/11/2024

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections

WBC Landscape and Trees – No objections subject to condition(s)

External

Thames Water Utilities Ltd – No comments received

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council would like to make the following observations: - It appears that the proposed foul drainage route would pass through the wooded driveway. SPC considers that the applicant must demonstrate that no damage will be caused to the existing trees or their root systems. SPC also has concerns regarding the proposed discharge into the roadside ditch. These ditches are neither regularly maintained nor cleared, making them prone to flooding.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site lies within an area designated under WBC Core Strategy (CS) as the South of the M4 Strategic Development Location, within the Modest Development Location of Spencers Wood. The site measures approximately 0.07 hectare and is accessed from Croft Road which runs to the south of the site. There is a belt of mature vegetation to the south and east of the site which contains trees protected under Tree Preservation Order (TPO-1958-2024 and TPO-1968-2024). The site comprises grassland and scrub, there is also present an outbuilding in the northern part of the site. To the north and west the site is surrounded by residential plots (Croft House, The Mead, Chevin Croft and Jardine Meadows properties).

Proposal Description:

This application seeks to vary condition 5 of consent 232333. Condition 5 refers to sustainable drainage and the variation is to amend the location of the foul drainage connection and attenuation tank.

The new route proposed would utilise an existing foul drain connection to the north-east of the application site, within land outside of the application site (red-line) but within land the applicant owns (blue-line). The new foul drain connection would run under an area of grassland/woodland, covered by an area-wide TPO (TPO-1968-2024).

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 principle of development was already found acceptable under previous planning consent 232333. Nothing herein contained within the current application is deemed to affect this conclusion, therefore no objections are raised on the principle of development.

Character of the Area:

The nature of the changes proposed result in no additional visual impacts and are therefore acceptable on these grounds.

Neighbouring Amenity:

The nature of the changes proposed result in no additional neighbouring amenity impacts and are therefore acceptable on these grounds.

Highway Access and Parking Provision:

The nature of the changes proposed result in no additional highway safety impacts and are therefore acceptable on these grounds.

Flooding and Drainage:

WBC Drainage have reviewed the revised drainage strategy and raise no objections

to the alternative approach proposed.

Landscape and Trees:

As outlined above, the new foul drain connection would run under an area of grassland/woodland, covered by an area-wide TPO (TPO-1968-2024).

In response to this, the applicant has provided an arboricultural technical note (SJA Trees, April 2026). WBC Landscape and Trees have noted that the document identifies that a small area of excavation for the foul sewer connection will be within the RPA of the TPO trees as shown on the Tree Protection Plan. They raise no objections to this approach, subject to compliance with the document being secured via condition.

Ecology:

The nature of the changes proposed result in no additional ecological impacts and are therefore acceptable on these grounds.

Conclusion:

In summary, the proposed variations comply with the development plan. Therefore, this application is recommended for approval.

Alongside the variation of condition 5, conditions 2, 4 and 7 will also be varied to reflect the updated drainage details and location/block plans.

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:	Approval
Date:	6 May 2026
Earliest date for decision:	13 March 2026

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	6 May 2026