

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252867
Site Address:	"Applemore Cottage", Swallowfield Road, Arborfield, Wokingham
Expiry Date:	16 January 2026
Site Visit Date:	2 December 2025
Proposal: Householder application for the proposed installation of a dropped kerb to allow new access to the front driveway.	

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 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
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
181025	Application for submission of details to comply with the following conditions of planning consent F/2012/1298 (13/06/2012): 3. External materials 10. Hard surfacing	APP - 25 May 2018
131866	Application for the submission of details to comply with the following condition of planning consent F/2012/1298: 3. Samples and Details of Materials	REP - 12 September 2013

120340	Application for submission of details to comply with the following condition of planning consent F/2012/1298: 8. Details of entrance gates.	REP - 09 October 2012
120002	Application for submission of details to comply with the following condition of planning consent F/2012/1298: 3. Details and samples of materials.	REP - 31 December 2012
122492	Proposed creation of new vehicular access, turning space and erection of detached garage.	APP - 07 August 2012
122492	Proposed creation of new vehicular access, turning space and erection of detached garage.	APP - 07 August 2012
120923	Proposed erection of a detached double garage.	WIT - 01 June 2012
020778	Proposed new vehicular and pedestrian access onto road.	APP - 28 March 2002

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to conditions.

External

N/a

REPRESENTATIONS

Parish/Town Council	Arborfield & Newland: No Objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is in Arborfield Cross, a Limited Development Location and Area of Special Character (Chamberlain's Farm, Arborfield). The dwelling is situated on the southern side of Swallowfield Road and where the main residential zone transitions into open fields and countryside. To the north of the property is Arborfield Cross Recreation Ground.

Applemore Cottage is a detached dwelling set back from Swallowfield Road by approximately 25m south with a detached garage (as approved under F/2012/1298).

The dropped kerb is proposed to be at the front of the application site onto Swallowfield Road. It would make use of the existing gateway improving accessibility to the detached garage and dwelling by forming a new vehicular entrance.

Proposal:

This application seeks to install a dropped kerb to serve a vehicular access from Swallowfield Road.

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.

Design/ Character of the Area:

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.

The dropped kerb will not cause any detrimental impacts to its surroundings. Dropped kerbs are common features on streets and are consistent with the character of this area. There is no introduction of intrusive materials or height and thus would not adversely affect the street scene. The public function of the road will be preserved as the dropped kerb would not interfere with the general traffic flow on Swallowfield Road. A single private access dropped kerb would not have an adverse impact on neighbour amenity. Due to its modest size and massing, there would be no increased levels of traffic, increased noise or disturbance and no increased threat to privacy.

Neighbouring Amenity:

Overlooking:

There is no increased threat to overlooking, loss of light and overbearing due to the proposal being a dropped kerb and a minor, ground-level alteration.

Highway Access

Policy CP6 of the Core Strategy states that development should not lead to highway problems.

The impact upon highway access is considered negligible. There would be no significant impact on traffic flow. The access will only be used a small number of times a day and therefore there will no intensification to usual road use activity.

Along Swallowfield Road, vehicles already enter and exit dwellings via dropped kerbs and driveways. Therefore, an additional dropped kerb for one dwelling is considered consistent with the established pattern of access on the street and would not introduce

an unusual or new highway use that would interfere with the traffic flow on neighbouring accessibility.

The dropped kerb will not block or narrow the road and therefore highway access for others remains unaffected and safe.

WBC Traffic Management state that the dropped kerb should have a maximum width of 3.6m. The vehicular visibility splays are deemed acceptable. As the proposed area of hardstanding would connect the edge of the driveway to the existing footway, 2m X 2m pedestrian visibility splays are to be required. It is also required that the surfacing of the access is permeable. These requirements will be secured via conditions

Amenity Space:

There will be no impact as the kerb does not encroach on host or neighbouring amenity space.

Conclusion:

Taking all the above into consideration, the development is deemed acceptable in relation to policy and therefore recommended for approval.

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.

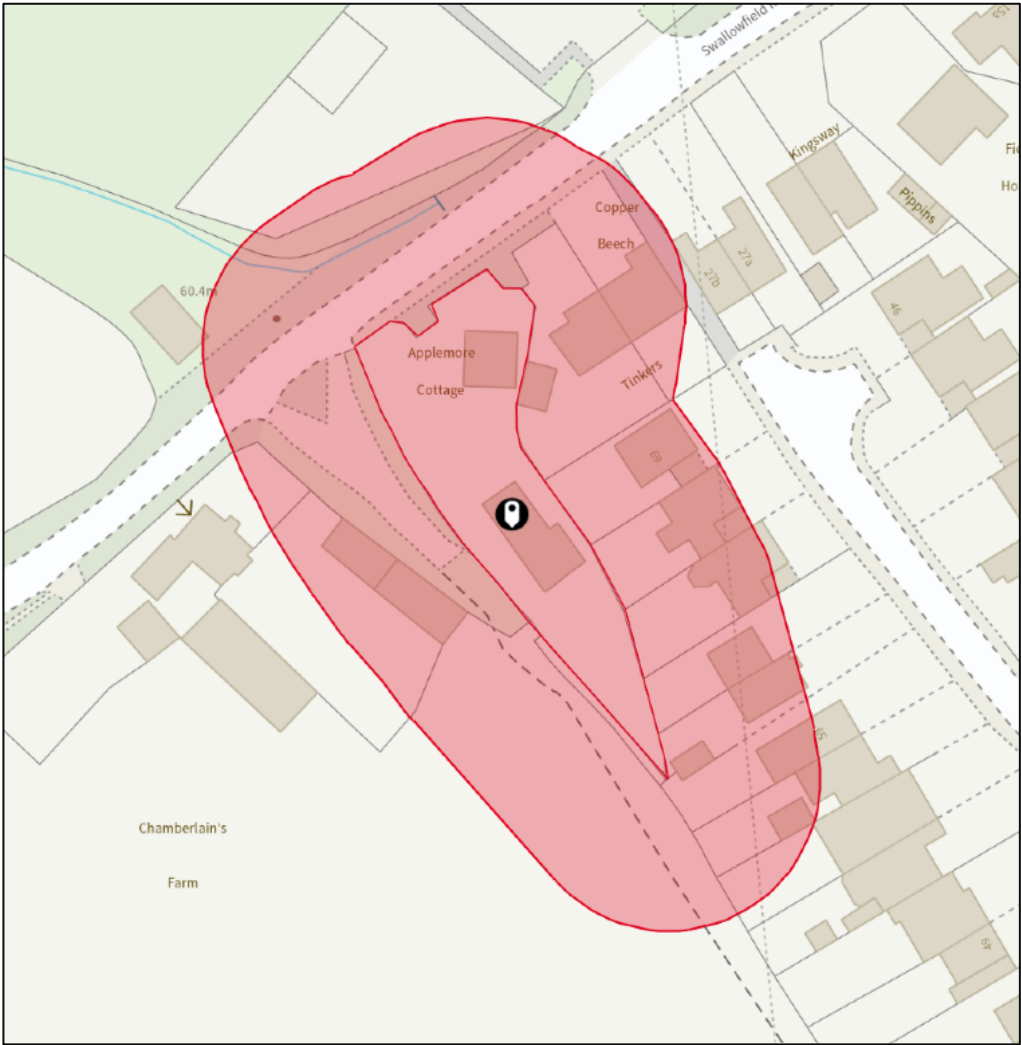
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, 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:	Yes
Recommendation:	Approve subject to the following conditions: 1. Time Limit 2. Approved Plans 3. CG4 – Visibility Splays for Private Drives 4. CG5 – Surfacing of Access
Date:	22 December 2025
Earliest date for decision:	15 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22/12/25

PLANNING CONSTRAINTS/STATUS



Affordable
count: 4

Housing Thresholds | Total

#	NAME
1	Outside Development Locations
2	Within Modest or Limited Development Locations
3	Within Modest or Limited Development Locations
4	Within All Development Locations

Scale and Location of Development Proposals | Total count: 2

#	FEATURE_TYPE	NAME
1	Countryside	Countryside
2	Limited Development Locations	Arborfield Cross

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Special Character Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Area of Special Character	Chamberlain's Farm, Arborfield

Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 2

#	FEATURE_TYPE	CONSULT	STATUS
1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Footpath
2	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Byway open to all traffic

Rights of Way Improvement Plan Consultation Zone | Total count: 1

#	Proposal_Type
1	Upgrade to Bridleway

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 2

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES
2	All works exceeding 150 metres (492.1 feet)	NO	YES

Submitted Sites Live | Total count: 1

#	SITE_REF	LUPP	ADDRESS
1	5AR012	Housing (C3 Planning Use Class).	Ducks Nest Farm and Chamberlain's Farm

Overhead Electricity Cables | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Overhead Electricity Cable Consultation Zone	1

Historic Flooding Points Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Historic Flood Point	Yew Cottage, Swallowfield Road

Main River Consultation Area | Total count: 1

#	layer
1	Main River Consultation Area

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
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1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
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Bat Roost Habitat Suitability | Total count: 5

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	OJ955	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	OJ956	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	OJ957	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	OK956	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	OK958	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000432000&es=11401&location=475653,166657%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Arborfield Cross and Barkham Settled and Farmed Clay

Listed Buildings | Total count: 1

#	FEATURE_NAME	CONSULT	LIST_ENTRY
1	APPLEMORE	Conservation Architect and Building Control	1319118

Listed Buildings Consultation Zone | Total count: 1

#	LIST_ENTRY	FEATURE_NAME	CONSULT
1	1319118	APPLEMORE	Conservation Architect and Building Control

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Barkham & Arborfield Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Arborfield and Newland CP	