

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260203
Site Address:	7 Maple Grove, Woodley, RG5 4JQ
Expiry Date:	24 March 2026
Proposal: Application to vary condition 8 of planning consent 221876 for the proposed erection of 1no. dwelling and detached garage. Condition 8 refers to Landscaping and the variation is to change the hedge from a Copper Beech hedge to a Yew hedge.	

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 CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity 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 CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB06 – Development of Private Residential Gardens TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Woodley Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
0/168/58	Outline application for 1 dwellinghouse	Conditionally approved 14/10/58
171487	Application for the prior approval of the erection of a single storey rear extension, which would	Approved 13/06/17

	extend beyond the rear wall of the original house by 8m for which the maximum height would be 3.3m and the height of the eaves 2.7m.	
171634	Householder application proposed two storey side, first floor rear and single storey front extension to form porch.	Withdrawn 26/06/17
171875	Householder application for proposed two storey side, first floor rear and single storey front extension to form porch	Approved 17/08/17
221876	Full application for the proposed erection of 1no. dwelling and detached garage.	Approved 31/10/22
230672	Application for submission of details to comply with the following condition of planning consent 221876 dated 31/10/2022. Conditions 3 external materials, 4 ground and building levels, 5 electric vehicle charging, 6 construction method statement, 7 drainage details, 8 landscaping, 9 details of boundary walls and fences, 10 biodiversity enhancements, 12 cycle parking and 13 bin store.	Approved 12/05/23
232644	Householder application for the proposed erection of block wall to accompany existing piers.	Approved 06/12/23

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection

WBC Highways: No comment

WBC Landscape and Trees: No objection

External

Thames Water Utilities Ltd: No comments received

REPRESENTATIONS

Parish/Town Council	Woodley Town Council: Object on the basis of the proposed conifer hedging blocking light in the future due to their potential height. The Committee asked that immediate neighbours be consulted on this change. Officer response: 16 Butts Hill Road have been consulted on application but no comments were submitted. A yew hedge does not inherently pose a greater risk than
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	the copper beach hedge it replaces. Both species are capable of reaching considerable heights if left unmanaged, and therefore either hedge would require responsible maintenance to avoid becoming overbearing. High Hedges Regulations, introduced under Part 8 of the Anti-social Behaviour Act 2003 give local authorities powers to intervene if a hedge grows to a point where it adversely affects a neighbour's reasonable enjoyment of their property such as blocking light. The proposed yew hedge should not be considered significantly different from a copper beach hedge in terms of potential height.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: Two-storey detached dwellinghouse.

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.

S73 of the Town and Country Planning Act 1990 provides the ability to vary a condition on a planning permission. The Town and Country Planning (Development Management Procedure) (England) Order 2010 streamlined the procedure to enable local planning authorities to use its discretion on which statutory consultees should be consulted when such an application is submitted in order to speed up the system by being more flexible.

Section 73 of the Act instructs the Local Planning Authority to consider the variation to, or relief of conditions that are applied for which can be applied to retrospective development, stating that "if they [the LPA] decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted....they shall grant permission accordingly" (s.73(1)(a)). As such, the Local Planning Authority can grant permission unconditionally or subject to different conditions or alternatively refuse the application if it is deemed that the

original condition(s) should remain in place.

The principle of development at the site was established with the granting of 221876. Condition 8 refers to landscaping with the variation to change the hedge from a Copper Beech hedge to a yew hedge.

Other proposed changes are to conditions 3, 4, 5, 6, 7, 9, 10, 12 and 13 to amend all these conditions so that they no longer require the submission of documents but are re-worded to either reflect details that have already been submitted under approved discharge of conditions application 230672.

Character of the Area: The Landscape Proposals drawing (LAS 582 01) under DOC application 230672 shows a Copper Beech hedge planted in front of a new 1.8m high close boarded timber fence. The variation is show on plan 01 Rev D, yew hedge planted in front of a new 1.8m high close boarded timber fence.

The replacement yew hedge would perform an equivalent, and potentially enhanced, landscaping function when compared to the approved Copper Beech hedge, providing effective boundary treatment and visual screening. Furthermore, a precedent for this native evergreen planting was observed as a screening landscape element within a neighbouring property to the north of the site.

The yew hedge would ensure year-round visual containment, maintaining the objectives of condition 8 and continuing to protect visual amenity. The change would not be visible from the public realm as screened behind the electric gate; such minor variation would not harm the street scene. Thus, the proposed amendment would not result in any material harm to the character or appearance of the site or surrounding area and remains consistent with the reason for the condition.

Neighbouring Amenity: No concerns with regards to overlooking, loss of light or overbearing impacts.

Landscape and Trees: A precedent for this native evergreen planting (Yew- *Taxus baccata*) was observed as a screening landscape element within a neighbouring property to the north of the Site. However, the drawing, 'Proposed Site Plan and Plans and Elevation of Double Garage, Plant Room/Bicycle Store and Bin Store' identifies the conifer hedge species as *Cuprocyparis Leylandii*. (Ref: Martin Butler Partnership, 22112-2-01, rev C) The plant schedule on this drawing suggests that the *Leylandii* would be 1500-2000m in height, 30-60cm spread, and installed with a spacing of 1-2 plants per linear metre. *Leylandii* is a fast-growing species, and there is insufficient space for this species in the current location indicated within the drawing. The tree officer therefore requested the *Leylandii* hedging to be replaced with Yew hedging on the revised plans.

A revised landscape plan (No. 22112-2 01D) has now been provided which is acceptable to change the hedging to Yew as it was considered more appropriate than *leylandii*. The officer has no further concerns.

Highway Access and Parking Provision: No highway impact is expected.

Drainage: The LLFA has reviewed the submitted information and considers that the proposed change is not drainage related. The substitution of hedge species will not materially affect surface water runoff, drainage infrastructure, or flood risk at the site, provided that the landscaping is implemented in accordance with the approved site layout and does not obstruct any surface water drainage features. Thus, no objection.

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:	Approve
Date:	23 March 2026
Earliest date for decision:	18 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	24 March 2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant