

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241836
Site Address:	14 Snowdrop Grove, Winnersh, Wokingham, RG41 5UP
Expiry Date:	12 September 2024
Site Visit Date:	Recent site visit for 232646
Proposal: Full application for new boundary fence and change of use of amenity land to residential garden.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Heathrow Aerodrome Consultation Zone
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Great Crested Newt Consultation Zone Minor

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 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 TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
232646	Householder application for the proposed erection of boundary fence, plus alteration to landscaping.	Withdrawn 07/03/2024
991806	Proposed First Floor Side Extension To Dwelling	Approved December 1999

CONSULTATION RESPONSES**Internal**

WBC Highways – No objection

WBC Landscape and Trees – No objection subject to condition

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One letter from the occupants of no. 15 Snowdrop Grove with the following concerns summarised: - Changes on the proposed Site Plan and Proposed Elevations would require removal of the existing hedge beyond the boundary of no. 14, which is not acceptable. <i>(Officer's note: revised plans have been submitted to show the existing hedgerow between nos. 14 and 15 to be retained, and only the part of the hedge within the service strip to be removed.)</i> - Plan does not show the presence of a shed between the No. 14 garage and the boundary that is close to the boundary, and care should be taken to avoid damaging the shed. <i>(Officer's note: this issue is not relevant to this planning application and development proposed, and the shed is already located within the existing residential garden of no. 14 Snowdrop Grove (the application site).)</i>

APPRAISAL**Site Description:**

The application site comprise a two storey detached property on a corner plot. To the

side there is a large open front garden with a hedge to the rear creating the boundary to the rear garden and to the neighbouring property. There is a driveway and garage to the front of the property, along with another area of open landscaping. The surrounding street comprises properties of a similar style and appearance. The properties have open boundaries to the front, however some properties have enclosed the side gardens.

Proposal:

Planning permission is sought for the proposed change of use of amenity land to residential garden, along with the erection of a close boarded timber fence to enclose this amenity land.

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.

Character of the Area:

As a result of the proposed change of use described above, a section of amenity space would be lost in order to create an extended curtilage for the application site. Although this type of development is often discouraged, in this site-specific circumstance, the section of land to be enclosed by boundary fencing is not considered to provide significant value to the residential close, such that its loss would not be detrimental to the character of the area.

Further to the above, other close board fences, within and against a boundary, feature elsewhere on Snowdrop Grove. The materials, height and proposed green screening will help to integrate it into the street scene and further mitigate any impact.

Neighbouring Amenity:

Neighbouring residents would not be adversely impact by the proposed scheme.

Highway Access and Parking Provision:

The proposals will involve the erection of a 1.8m height new boundary fence to enclose the proposed residential garden within the red line boundary. As the proposed fencing will be set back from the service strip, no impacts on the public highways and the visibility splays are expected.

Landscape and Trees:

The Trees & Landscape Officer raises no objection to the application, however, has

requested a condition requiring further details of the proposed hedge. It is noted that the submitted proposed plans already show the approximate height and depth of the new hedge and this would be secured through the approved details condition, so in this instance it is considered onerous and unnecessary to impose a landscaping condition for the scale of development proposed.

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
Recommendation:	Approval
Date:	4 September 2024
Earliest date for decision:	13 August 2024

Recommendation agreed by: (Authorised Officer)	
Date:	04.09.24