

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250599
Site Address:	Land to the West of St Annes Drive and South of London Road, Wokingham, RG40 1PB
Expiry Date:	18 July 2025
Site Visit Date:	11 April 2025
Proposal: Application for advertisement consent for the proposed erection of 2 no. non-illuminated freestanding advertisement boards.	

PLANNING CONSTRAINTS/STATUS

- Tree Preservation Order TPO-1359-2010
- Green Route (London Road) to the north of the application site

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB19 – Outdoor advertising TB24 – Designated Heritage Assets (where site is within a Conservation Area)
Other	Borough Design Guide Supplementary Planning Document – Section 7

PLANNING HISTORY

Application No.	Description	Decision & Date
203544	Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping and open space.	Refused 13/01/2022, Appeal allowed 20/12/2022 (APP/X0360/W/ 22/3297645)
240804	Application for non-material amendment to planning consent 203544 (APP/X0360/W/22/3297645) to make changes to plots 27-39. The proposed changes include flipping of units 27-32 with units 33-39 and changes to elevations, fenestration and internal layouts.	Approved 23/05/2024
240830	Application for non-material amendment to planning consent 203544 (APP/X0360/W/22/3297645) to make elevational changes to the affordable plots and market plots	Approved 12/06/2024

	1 - 26. The proposed changes include changes to elevations, fenestration, roof forms and internal layouts.	
240848	Application for non-material amendment to planning consent 203544 (APP/X0360/W/22/3297645) to make changes to plots 40 - 54. The proposed changes include changes to elevations, fenestration and internal layouts.	Approved 23/05/2024
242697	Application for a non-material amendment to revise conditions 15, 19 and 20 attached to planning permission 203544 & APP/X0360/W/22/3297645	Approved 15/11/2024
243194	Application to vary condition 2 of planning consent 203544 (approved under APP/X0360/W/22/3297645) for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping and open space. Condition 2 refers to the approved details and the variation is to amend the drawings to include the addition of single storey rear extensions to approved plots 2, 3, 4, 7, 50, 51 and 52.	Under consideration
240787	Application for advertisement consent for 1 no. non-illuminated v- board sign.	Approved 26/06/2024
242024	Application for advertisement consent for a non-illuminated hoarding.	Approved 13/11/2024

CONSULTATION RESPONSES

WBC Trees & Landscape	No objection
WBC Highways	No objection

REPRESENTATIONS

No public consultation is undertaken for advertisement consent applications

APPRAISAL

Site Description:

The proposal complies in terms of:

Impact on amenity: (including impact on heritage assets, where applicable)



Impact on public safety:	☒
Relevant policies:	☒
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	
Recommendation:	Approve
Date:	3 July 2025
Earliest date for decision:	12 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	03/07/2025