

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                               |                                                    |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Application Number:</b>                                                                    | 252367                                             |
| <b>Site Address:</b>                                                                          | 12 Buckthorn Close, Wokingham, Wokingham, RG40 5YD |
| <b>Expiry Date:</b>                                                                           | 17 December 2025                                   |
| <b>Site Visit Date:</b>                                                                       | 28 October 2025                                    |
| <b>Proposal:</b> Householder application for the proposed enlarged driveway and dropped kerb. |                                                    |

### **PLANNING POLICY**

|                                                  |                                                                                                                                                                                                                                                                               |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                         |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals<br>CP11 – Proposals Outside Development Limits                                                                           |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>TB21 – Landscape Character |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | C5 – Parking and electric vehicle charging                                                                                                                                                                                                                                    |
| <b>Other</b>                                     | Borough Design Guide Supplementary Planning Document<br>CIL Guidance + 123 List<br>Sustainable Design and Construction Supplementary Planning Document                                                                                                                        |

### **PLANNING HISTORY**

| Application No. | Description                            | Decision & Date |
|-----------------|----------------------------------------|-----------------|
|                 | There is no relevant planning history. |                 |

### **CONSULTATION RESPONSES**

|                              |
|------------------------------|
| <b>Internal</b>              |
| WBC Drainage – No objection. |

WBC Highways – Request further information relating to the overall width of the proposed dropped crossing.

**External**

None.

**REPRESENTATIONS**

|                     |                        |
|---------------------|------------------------|
| Parish/Town Council | No comments received   |
| Ward Member(s)      | No comments received   |
| Neighbours          | One letter of support. |

**APPRAISAL**

**Site Description:**

The application site consists of a two-storey, detached property located on a corner plot on the northern side of Buckthorn Close. The plot is located in a prominent position as the first dwelling of the small cul-de-sac when entering from Campion Way.

The host dwelling is set back from the road behind an established hedgerow, lawned front garden and a tarmac driveway providing off-street parking.

**Proposal:**

This application seeks approval to enlarge the existing driveway and extend the existing dropped crossing.

**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 principle of a residential extension in this location is acceptable in principle providing that it complies with the wider policy objectives contained within the Core Strategy and Managing Development Delivery (MDD).

**Character of the Area:**

The property is the first property on the northern side of the road when entering Buckthorn Close. The existing parking arrangements comprise a double driveway to the front of the double garage. The proposal seeks approval to enlarge the existing driveway by replacing part of the existing front garden space with ultra-porous tarmac to create additional on-site parking. Ultra-porous tarmac is a fast-draining porous tarmac for driveways which combines drainage solutions with long-term durability.

CP3 of the Core Strategy states that proposals should be of an appropriate scale of mass, built form and character. The Council's Borough Design Guide (BDG) SPD gives advice on residential developments.

The extended driveway would measure approximately 13m in length and 5.2m in width and would extend to the front entrance of the property. It would replace a section of the front lawn and the existing paved entrance footpath.

Buckthorn Close boasts a range of driveway and front garden arrangements. The established character is for paved and tarmacked driveways combined with some form of soft landscaping. The proposal would enlarge the existing driveway by extending the area of porous tarmac up to the flank wall of the host dwelling. The proposal would retain the existing lawn and hedgerow to the side of the property along the southeastern site boundary. This would ensure that the overall design would not be out of keeping with the established character of the street scene. By retaining areas of soft landscaping this contributes to the local character which boasts front driveways supplemented with planting.

It is considered that the proposed changes would not cause any detrimental impact to the character of the host dwelling or street scene.

### **Neighbouring Amenity:**

#### *Overlooking, Loss of Light & Overbearing:*

Due to the nature of the proposal, there would be no adverse impacts of this nature to neighbouring amenity.

### **Highway Access and Parking Provision:**

The proposal would alter the existing parking arrangements. The council's Highways officer was consulted and requested further information relating to the overall proposed width of the dropped crossing and proposed level of parking. However, the submitted site plan (20/9/2025/RDO/nco/PP) shows the area of proposed dropped crossing to the east of the existing driveway to measure approximately 6m in width. It is acknowledged that the plan does not include the positions of the parking spaces, however, no changes are proposed to the host dwelling or existing drive which is already considered an acceptable level of parking for the property. Therefore, the proposed enlarged driveway would on improve upon the level of on-site parking.

The applicant should note, that whilst this planning application may secure planning permission for the proposal, separate consent will have to be secured from the council's Traffic Management (TM) Team for any changes to the dropped crossing. The Highways officer has commented that an additional approximate 6m of dropped crossing at the site may not be accepted by the TM Team. Permission from the TM Team would have to be secured prior to any work to the dropped crossing commences.

### **Flooding and Drainage:**

The application site is located in flood zone 1 and at low risk from surface water flooding. The proposal would extend the existing driveway with a porous tarmac which is acceptable in order to ensure that the development would not increase the risk of flooding elsewhere. The council's Drainage officer was consulted and raised no object to the proposal, subject to the use of permeable surfacing as proposed, or on-site drainage.

**Conclusion:**

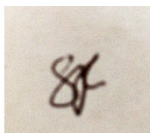
For the reasons set out above and subject to condition, the proposal is acceptable as it accords with local policy and guidance.

**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**

|                                    |                  |
|------------------------------------|------------------|
| <b>Conditions agreed:</b>          | Not required     |
| <b>Recommendation:</b>             | Approve          |
| <b>Date:</b>                       | 9 December 2025  |
| <b>Earliest date for decision:</b> | 12 November 2025 |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>10.12.25</b>                                                                     |

## **PLANNING CONSTRAINTS/STATUS**

**Major Development Location**

**Norreys Ward**

**Wokingham Parish**