

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261222
Site Address:	43 Arbor Lane, Winnersh, Wokingham, RG41 5JE
Expiry Date:	20 July 2026
Site Visit Date:	11 June 2026
Proposal: Householder application for the erection of a front fence, 2no. brick entrance piers and sliding gate (part-retrospective).	

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 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 CC07 – Parking TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
212058	Householder application for the proposed conversion of existing garage to create additional habitable accommodation, erection of a first floor side extension, erection of a part single part two storey rear extension with 1 no. roof light, erection of a single storey side extension, erection of a single storey front extension to form 2 no. bay windows, alterations to the roof including insertion of 1 no. sun tunnel, landscaping and planting a new tree, plus changes to fenestration.	Approved: September 2021
211616	Application for non-material amendments to planning consent 193150 (14/01/2020) as follows: 1. Removal of porch/canopy and addition of two ground floor bay windows on principal elevation. 2. Revision of double door entry to bike shed to window and change of finish from render	Refused: June 2021

	to brick. 3. New high level window at first floor to west elevation. 4. Minor changes to boundary wall fronting Arbor Lane. 5. Change of window colour throughout. 6. Removal of oak tree by previous owner noted on plans.	
211617	Application for submission of details to comply with the following condition of planning consent 193150 dated 14.1.2020. Condition 7 - Landscaping Condition 8 - Protection of Trees Condition 9 - Drainage Details	Approved: May 2021
193150	Householder application for the proposed erection of two storey side extension following demolition of garage. Part two/part single storey rear extension including 1no roof light, following part single storey side extension and front single storey extension to form porch. Also addition of a new front gable roof. Erection of new front wall including landscaping. Changes to fenestration.	Approved: January 2020
191410	Full planning application for the proposed erection of two 5no. bedroom dwellings with associated landscaping and car parking with detached garage, following the demolition of existing dwelling.	Refused: July 2019

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No objection subject to a condition
WBC Landscape and Trees – No objection
WBC CIL – No comments

External

None

REPRESENTATIONS

Winnersh Parish Council	No observations
Cllr Prue Bray	Has doubts whether a standard size car can get fully off the carriageway onto the drive if the gate is closed, and would like reassurance from Highways that they are content with the siting of the gate.
Neighbours	No comments received

APPRAISAL

The application site is located on Arbor Lane, a residential road in Winnersh. The application seeks planning permission for alterations to the front boundary treatment of the site. The development is part-retrospective in nature, with the brick entrance piers

and fence already erected; however, planning permission is sought to regularise these works, with the front gate forming the proposed element of the scheme.

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: The boundary treatment comprises a combination of low-level post-and-rail fencing, traditional brick entrance piers, and a timber sliding gate.

The post-and-rail fencing, approximately 1.2 metres in height and set back from the highway, provides a modest and visually permeable boundary feature that maintains views into the site and reflects the semi-rural character evident along this stretch of Arbor Lane.

The brick entrance piers, approximately 1.8 metres in height, establish a clear and legible point of access without appearing unduly dominant within the street scene.

Positioned behind the piers, the solid timber sliding gate, with a maximum height of approximately 1.5 metres, represents a less common feature within the locality, where most front gates are not close-boarded. Nevertheless, comparable examples do exist within the street scene, including at No.31. In any event, the gate's modest scale, limited width, and recessed siting serve to reduce its visual prominence.

Furthermore, the introduction of hedging along the frontage, behind the fencing, will, over time, reinforce the verdant character of the boundary and assist in assimilating the built form into the wider streetscape.

Overall, the proposed boundary treatment achieves an appropriate balance between enclosure, security, and visual permeability. It responds positively to the prevailing character of the area and is considered to represent an acceptable standard of design, consistent with policies CP1 & CP3 of the Core Strategy.

Neighbouring Amenity: The boundary treatment would not give rise to any negative impacts upon neighbouring sites.

Highway Access and Parking Provision: The proposed gate would be set back approximately 5.5m from the carriageway, which WBC Highways have confirmed is acceptable. This was raised as a potential concern by Cllr Prue Bray. The fence would

also be set back approximately 2.5m from the carriageway, which is considered adequate and would maintain suitable visibility at the access.

Highways note that the existing bonded surface currently extends approximately 5.2m into the access and have requested that a bonded surface be provided across the full width of the access for a distance of 10m from the edge of the carriageway. However, following a detailed site visit and assessment of the access arrangements, it is considered that the current surfacing does not give rise to any demonstrable highway safety concerns. The access is of sufficient depth to allow vehicles to pull clear of the carriageway while the gate is operated, while avoiding spillage of loose material.

Flooding and Drainage: No objection raised by WBC Drainage Officer.

Landscape and Trees: The Council's Tree and Landscape Officer has no objection to the proposed erection of a front garden fence with gate and associated landscaping. The evergreen hedging has been planted to be more substantial visually, yet plant sizes are small enough to ensure more successful establishment. The appearance of the boundary treatment (wooden fencing) is in keeping with the street scene along Arbor Lane in Winnersh, which is primarily comprised of hedging with some low brick walls and low timber fencing noted

Conclusion: For all the above the proposal is acceptable and the application is 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 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:	30 June 2026
Earliest date for decision:	17 June 2026

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	30 June 2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Winnersh*