



Appeal Decision

Site visit made on 25 June 2025

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 26 June 2025

Appeal Ref: APP/X0360/D/25/3367025

103 Clifton Road, Wokingham RG41 1NJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Young Kwon against the decision of Wokingham Borough Council.
 - The application Ref is 250876.
 - The development proposed is movement of boundary garden fence by 1.3 metres.
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Decision

1. The appeal is allowed and planning permission is granted for movement of boundary garden fence by 1.3 metres at 103, Clifton Road, Wokingham RG41 1NJ in accordance with the terms of the application, Ref: 250876, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The materials for the fence hereby permitted shall match those used on the existing fence.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan, block plan, fence plan (existing and proposed), proposed front elevation, proposed rear elevation, proposed side elevation.

Preliminary Matters

2. The description of development on the application forms set out the proposed works together with an explanation of why the works are proposed. Whilst I have taken all the information provided into account, there is no need to record this all in the header above, and I have therefore set out the proposed works, as described on the Council's decision notice.

Main Issue

3. The main issue in this appeal is the effect of the proposal on the character and appearance of the local area.

Reasons

4. The appeal property is a semi-detached residential dwelling on the east side of Clifton Road with a side return to Marks Road. The local area is predominantly residential with mainly regularly spaced semi-detached properties, as well as

detached dwellings further along Marks Road. Some of the properties have been extended and altered. The properties generally have open frontages and there is a generous grass verge on both sides of Marks Road which together helps to provide the local area with an open character and appearance of well spaced development.

5. The proposal would seek to extend the side fence out from the side of the house to incorporate an additional 1.3m into the private garden space. The extended fence, at a continuous height of 1.9m, would run from behind the front extension as far as the side of the outbuilding at the rear of the property. A gate would be installed in the front of the fence adjoining the main house.
6. I have noted that the extended fence line would not be consistent with the fence line to the property to the rear. However, there are a number of variations in the fence line and building line to the properties along Marks Road, including to the side return of No 105 Clifton Road, which is on the opposite side of the junction of Clifton Road and Marks Road. Given the proposed extension towards Marks Road of some 1.3 metres only, there would also remain a very generous area of open space between the fence line and the footway. I do not therefore consider that the proposed very modest extension to the fence line would appear incongruous in the street scene but would retain the generous open verges along both sides of Marks Road. It would therefore respect the open character and appearance of the local area.
7. I am therefore satisfied that the proposed development would respect the street scene and the character and appearance of the local area. There would be no conflict with Policies CP1 and CP3 of the Core Strategy, Policies CC03 and TB21 of the Managing Development Delivery Local Plan, the Borough Design Guide and the National Planning Policy Framework, and in particular Section 12, all of which amongst other things seek a high standard of design which respects the local context.

Conditions

8. I shall list the approved plans for the avoidance of doubt and in the interests of good planning and shall require the materials for the proposed fence to match the existing fence to respect the street scene.

Conclusion

9. For the reasons given above and having regard to all other matters raised, I conclude that this appeal should be allowed.

L J Evans

INSPECTOR