

Appeal 6016309

Submitted on 16 September 2026.

Before you start

Local planning authority	Wokingham Borough Council
Appeal type	Householder
Decision date	8 September 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Mr & Mrs McCarthy
Contact details	Jeremy Butterworth J Butterworth Planning
What is your phone number?	07803588479
What is the address of the appeal site?	4 Orchard Estate Twyford RG10 9JY
What is the area of the appeal site?	250
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Access for inspection	Yes To see the rear garden
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	261524
Enter the description of development that you submitted in your application	Householder application for the proposed erection of a 2m fence on the side boundary adjoining the highway, including the removal of hedges
Did the local planning authority change the description of development?	No

Summarise why you are appealing	This proposal is primarily about the privacy and security of a minor at the property. Of 97 dwellings on the estate this is the only one with no garden privacy or security, creating a safeguarding issue as the plot is frequently overlooked by pedestrians and has direct access from the pavement. The existing hedge is low with numerous holes and has been poorly maintained by previous owners. It is not an "attractive landscaped boundary". The Council refer to a 'highly visible corner plot' and the fence creating a 'sterile frontage' but the 2m part of the fence is not at the corner but along the side. The boundary treatment will consist of a mix of 1m fencing with landscaped planters (which don't require permission) to the frontage and 2m fencing to the rear. The entire hedge can be removed without planning permission and replaced by a 1m fence under permitted development (as well as 2m not facing the highway). The Design Guide requires that boundaries to the public realm should relate to the character of the area. The Inspector is invited to look at similar fences in Orchard Estate including Nos.: 14, 16, 27, 60, 62, 79, 80, 94 (same plot layout), 96, 97. The proposed development will not alter the character of the immediate area which is already characterised by residential dwellings of a range of styles with differing boundary treatments, including 2m fences and others similar to the proposed project.
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Have there been any significant changes that would affect the application?	National policy changes Under the revised National Planning Policy Framework (NPPF) published in August 2026, Policy S4 establishes a strong, place-based presumption in favour of development located within defined settlement boundaries
Are there other appeals linked to your development?	No

Upload documents

Application form	ApplicationForm.pdf (/document/ec058bc9-a76d-4454-9482-0d043c46bf22)
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Do you want to apply for an award of appeal costs?

No