

20 May 2026

FAO Chief Planning Officer
Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam,

Re: Retrospective Planning Application for Boundary Fence at Garden Cottage,
Wellingtonia Avenue, Wokingham, Finchampstead, RG45 6AF

This statement is submitted in support of a retrospective planning application for the erection of boundary fencing along the eastern boundary of Garden Cottage, following the Council's letter dated 31st March. While the application falls outside the initial 28-day timeframe, this is justified as the applicant sought clarification from the Council and did not receive a response until 10th April. It is therefore considered reasonable that the submission is valid and has been made within a reasonable timeframe.

The application is supported by plans prepared by Hives Architects, with the application fee to be submitted separately.

The site is located south of Wokingham, approximately 960 metres north of Crowthorne. It is not subject to heritage or arboricultural constraints and lies within Flood Zone 1. A Public Right of Way adjacent to the site has been confirmed by the Council (email dated 22nd April) as a highway.

The development replaces a poor-quality, deteriorating chain-link fence, which was overgrown and provided limited security or visual coherence (see Figure 1).



Figure 1 – Previous Boundary Treatment

The new timber fence represents a significant improvement, offering enhanced privacy, security, and a consistent, high-quality boundary treatment. Its materials and appearance are appropriate to the semi-rural, verdant character of the area and integrate well with the surrounding vegetation.

The fence provides a clear and defensible boundary without appearing overly prominent or harmful to the character of the street scene. It accords with the Borough Design Guide, which promotes robust, well-defined, and visually appropriate boundary treatments that positively contribute to the public realm.

In policy terms, the proposal complies with Core Strategy Policy CP3, as it is of an appropriate scale, design, and material, and does not adversely affect neighbouring amenity. It also aligns with Policy CP9, given its limited and site-specific nature. The development enhances the functionality and security of the residential curtilage without giving rise to wider impacts.

There are no adverse effects on landscaping, access, or parking arrangements. The fence does not impact visibility splays or highway safety and therefore accords with Policy CP6.

To conclude, the proposal represents a clear and proportionate improvement over the previous boundary treatment, delivering enhanced visual quality, security, and functionality without causing harm to the character of the area or surrounding

amenities. It is compliant with relevant local and design policies and raises no material planning concerns.

Accordingly, it is respectfully requested that planning permission is granted.

Chloe Sanger

Planning Intern | ET Planning

200 Dukes Ride, Crowthorne, RG45 6DS

chloe.sanger@etplanning.co.uk 01344 231341

Tom Ryan BSc (Hons) MRTPI

Principal Planner | ET Planning

Head Office: 200 Dukes Ride Crowthorne RG45 6DS

tom.ryan@etplanning.co.uk | 01344 508048