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Wokingham Borough Council
Development Management,
Wokingham Borough Council
Civic Offices, Shute End
Wokingham
RG40 1BN

Submitted via Planning Portal – Ref: PP- 14997490

29th June 2026
My Ref: 26035

Dear Sir / Madam

Town and Country Planning Act 1990
Householder Application for Boundary Fencing
4 Orchard Estate, Twyford, RG10 9JY

Please find attached a householder application for boundary fencing (the 'proposed development' at 4 Orchard Estate, Twyford, RG10 9JY (the 'site').

The submitted planning application comprises the following in addition to this covering letter:

- Application Form
- CIL Form
- Biodiversity Survey and Report
- Parking Provision Details
- Site Location Plan
- 4567-00-01 Existing and Proposed Plans

The planning application fee has been calculated as £272 based on the category of 'the erection or construction of gates, fences, walls, or other means of enclosure along a boundary'.

Proposed Development

The proposed development seeks the erection of a 2m high fence along the side boundary of the property.

It is also intended to install a 1m fence along the front of the property and a 2m fence to the rear of the property. However, as noted below these elements, along with any driveway would fall under the provisions of permitted development.

Therefore, the planning application only seeks permission for the 2m fence where it adjoins the highway.

Site Location and Description

The application property consists of a semi-detached suburban house on the northern end of Orchard Estate on the junction with a small cul-de-sac area.

The dwelling has a small side extension.

The property is enclosed by low green hedges forming a boundary along the pavement.



Site in street scene

Orchard Estate consists of a mixture of two-storey semidetached dwellings, two-storey terraced dwelling and bungalows and while there are some shared characteristics typical of a 1960s/70s development, the street scene is relatively varied with differing examples of design, rendering, roof form as well as later additions.

Boundary treatments also vary. Some properties have hedges, but others have timber fencing, chain link fences or area open.

The dwelling/site is not a Listed Building (or within the setting of a Listed Building) or within a Conservation Area.

The site is not within the designation Greenbelt and is within the Settlement boundary.

Planning History

There is no planning application history associated with the application property.

However, several properties within Orchard Estate have been extended and altered.

Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. This represents the starting point for assessing the development prospects for a particular site or property.

The Development Plan context in Twyford is provided by the Wokingham Core Strategy DPD (2010) and the Managing Development Delivery Local Plan (2014).

The Proposals Map shows that there are no specific designations which apply to the site.

The following policies of the Core Strategy have been identified as relevant:

- CP1 – Sustainable Development
- CP3 – General Principles for Development
- CP4 – Infrastructure Requirements
- CP7 – Biodiversity
- CP9 – Scale and Location of Development Proposals

The following policies of the Managing Development Delivery Local Plan have been identified as relevant:

- CC01 – Presumption in Favour of Sustainable Development
- CC03 – Green Infrastructure, Trees and Landscaping
- CC04 – Sustainable Design and Construction
- CC07 – Parking
- CC09 – Development and Flood Risk
- CC10 – Sustainable Drainage
- TB06 – Development of Private Residential Gardens
- TB23 – Biodiversity and Development

The Government's National Planning Policy Framework (2024) (the 'NPPF') is a material consideration in the assessment of development proposals. The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.

The NPPF confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

The NPPF emphasises that economic, social and environment objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged.

The NPPF confirms that at its heart is a presumption in favour of sustainable development and that for decision taking this means approving development proposals that accord with an up-to-date development plan without delay.

The supplementary planning guidance of relevance includes the Borough Design Guide (2012).

These are discussed below, where relevant.

Planning Considerations

The following assessment considers the relevant Development Plan policies and material considerations identified in the preceding section and the degree to which the proposed development complies with their provisions or not as the case may be.

The principal considerations in the assessment of the development proposals are considered to be:

- The principle of the development
- The effect of the proposed development on the character of the road and the area
- The effect on the living conditions of neighbouring properties and future residents
- Transport Implications

The principle of the development

Core Strategy Policy CP1 seeks sustainable development and the Managing Development Policy CC01 introduces a presumption in favour of sustainable development.

The proposal seeks to make alterations and extension to an existing dwellinghouse. In principle it is considered acceptable in this instance for amendments to be made to the existing boundary screening.

Alterations to dwellings is not prohibited by Policy CP9.

Therefore, subject to design, amenity and highways impacts the principle of development must be considered acceptable for the 2m fencing adjoining the highway.

The application only seeks consent for the 2m high fencing adjoining the footpath.

The other proposed fencing would be covered by permitted development (GPDO 2015 Schedule 2, Part2, Class A – gates, fences, walls etc).

The frontage fence although next to a highway used by vehicles (or the footpath of such a highway) would not exceed one metre in height (from ground level).

The remaining 2m fencing does not adjoin the highway.

A dropped kerb already exists, and any created driveway would be permeable surfacing which allows water to drain through.

Appearance and Character of the Area

In respect of design considerations Paragraph 131 of the NPPF confirms that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 states that planning decisions should aim to ensure that developments function well and add to the overall quality of the area; establish a strong sense of place; optimise the potential of the site to accommodate development; are sympathetic to local character and history and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Paragraph 139 advises that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

In this respect the NPPF offers support to the proposed development which will be of a high quality and not have any impact on the character of the area, as discussed below.

Policy CP1 seeks to provide attractive, functional, accessible, safe, secure and adaptable schemes.

In addition, Policy CP3 states that planning permission will be granted for proposals that (i) are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

In addition, the policy states that proposals should have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.

The Borough Design Guide SPD Policy R1 states that residential development should be designed to contribute positively towards the historic or underlying character and quality of the local area. This may be achieved through blending in with a strongly positive existing character, responding where relevant to the positive elements of its historic context or, where the site is large enough to allow for a distinctive identity to be created, by establishing a new character that relates well to the existing.

In addition, Policy R12 states that boundary treatments should be designed to contribute positively to the character of the areas and to the quality of the public realm. In this regard, boundaries to the public realm should relate to the character of the area.

In this regard, the character of the surrounding area is one of residential dwellings of a range of styles with differing boundary treatments. These include No 94 which has a similar fence to the side as proposed in this application:



Side of No. 94



Front of No. 94

Other similar fences on Orchard Estate are shown below:







In this respect, the proposed development will not alter the character of the immediate area which is already characterised by similar boundaries on other residential properties.

Therefore, the proposed development will not conflict with the above policies, and the detailed specification of materials can be controlled by condition, if necessary.

The remaining boundary treatment will consist of a mix of 1m fencing to the frontage and 2m fencing to the rear.

As discussed above, the remaining elements of the boundary are covered by permitted development rights.

Amenity of surrounding and future occupiers

Policy CP3 confirms that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

The application property sits on a corner plot and has a rear garden which is visible in the street.

In this respect, the provision of the boundary as shown on the application plans is necessary to prevent loss of privacy for both occupiers of the dwelling and neighbouring properties.

Therefore, the proposal would provide an acceptable standard of amenity for both existing and future occupiers and is considered to accord with Policy CP3.

Transport

In relation to parking Local Plan Policy CC07 confirms that planning permission will only be granted where the proposal demonstrates the following:

- a) How the proposed parking provision meets the standards set out in Appendix 2 of the MDD
- b) That the new scheme retains an appropriate overall level of off-street parking

The Design Guide SPD states that where properties are extended then the extended property will be required to comply with the Borough parking standards. This may mean that an additional parking space is required.

The existing dwelling has a dropped kerb but currently has no vehicular access.

The proposed 2m fence which is the subject of the planning application sits to the side of the property and does not abut any vehicular access points, either the neighbouring property or the subject property.

The Applicant intends to create a future driveway area from the existing dropped kerb, but this does not form part of the application as this would fall under permitted development rights.

Nevertheless, any subsequent driveway access would be a sufficient distance from the fence to not have any impact on highway safety.

In addition, Orchard Estate is a cul-de-sac low trafficked road with low vehicle speeds.

Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In this regard, there are no amendments to the access or parking arrangements and therefore, there would be no sustainable objection in relation to highways and parking.

Trees, ecology, biodiversity and flooding

Paragraph 187(b) of the NPPF requires that planning applications enhance the natural and local environment by 'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

The proposed development involves only the removal of a small hedge which is of no ecological or aesthetic value.

Although the site is within a suitable bat roosting area as identified on the Constraints Map there are no works to a roof or demolition proposed.

The works will have no impact on any Great Crested Newts.

The proposed development consists of an application relating to a residential property. In this regard, the proposed development is exempt from the requirements of Biodiversity Net Gain.

The Environment Agency Flood Map confirms that the site is within Flood Zone 1 and is therefore at the lowest risk of flooding.

In addition, the site is not at risk from surface water flooding and there are no ground water source protection zones in the locality.

In this respect, there is no need for a Flood Risk Assessment, and the proposed development has no impact on drainage.

Conclusion

An assessment of the relevant planning policies in the adopted Development Plans confirms that there is no significant conflict with their provisions and that the statutory test imposed by Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 is met.

The National Planning Policy Framework and Planning Guidance are material considerations in the assessment of the development proposal. An assessment of these material considerations confirms that the proposed development is consistent with national planning policies and provides further support for the application.

The above confirms that the principle of the development is supported, the proposed design is compatible with the local area, and the proposed development will not have any impact on the safety of the highway.



In this respect, there are no sustainable reasons to refuse consent.

If there are any queries or further information is required, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink that reads 'J Butterworth'.

Jeremy Butterworth BSc (Hons) MA MRTPI

Director / Planning Consultant

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Enc.