

## **HOUSEHOLDER** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 5 June 2025

**Application Number:** 250716

**Location:** 1 Agate Close, Wokingham, Wokingham, RG41 3UH

**Proposal:** Householder application for erection of 1.8m high boundary fence, with 2 pedestrian access gates, following partial demolition of the existing boundary wall. (Retrospective)

**Recommendation:** Refused

### **Reasons**

1. By virtue of its inappropriate materials, close proximity to the adjacent highway and excessive height, the development would have an intrusive visual impact on the open-planned nature of the street scene and harmful impact to the character and appearance of the surrounding area. The development is therefore contrary to National Planning Policy Framework (2024), Core Strategy (2010) policies CP1 and CP3 and with guidance contained within the Wokingham Borough Design Guide SPD (2012).
2. The development poses a significant highway safety concern due to inadequate pedestrian visibility splays being provided. As such, the proposal is contrary to the National Planning Policy Framework (2024) and policy CP6 of the Core Strategy (2010).

### **Informatives**

1. In reaching its decision, the Council took into consideration the following plans and documents:

Site Location Plan (0001)

Existing Plan (0002)

Demolition Plan (0003)

Site Plan (0004)

Proposed Fence (0006)

Planning Statement/ Access Statement

2. The applicant's attention is drawn to the inconsistencies on the submitted plans compared to what has been constructed. The proposed elevations submitted as part

of this application show vertical slatted close boarded fencing, whereas the unauthorised fence has horizontal timber panels.

3. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

Recommendation and conditions/reasons agreed:



Date: 30/05/25

**REMEMBER** - The earliest date for a decision on this application is: **3 May 2025**