

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 September 2026
Application Number: 261850
Location: 8 Pitts Lane, Earley, Wokingham, RG6 1BT
Proposal: Householder application for the erection of the fence (Retrospective).
Recommendation: Refused

Reasons

1. The 1.8-metre-high continuous close-boarded timber fence, by reason of its height, substantial extent, solid appearance and prominent position along the highway frontage on a bend in Pitts Lane, creates an incongruous, visually dominant and enclosed form of boundary treatment that fails to reflect the predominantly low and landscaped character of boundaries in the immediate street scene. The development therefore causes unacceptable harm to the character and appearance of the site and surrounding area, contrary to Policy CP1 and CP3 of the Wokingham Borough Core Strategy (2010), Policies CC03 and TB21 of the Managing Development Delivery Local Plan (2014), Policy DP3 of the National Planning Policy Framework (2026), and the Wokingham Borough Design Guide SPD.

2. Insufficient information has been submitted to demonstrate that the development would not and will not cause harm to the long-term health and vitality of the TPO protected Lime Tree which is of significant amenity value and contributes positively to the character of the area and the wider landscape. The proposal is therefore contrary to policy N2 of the National Planning Policy Framework (2026), policy CP1 and CP3 of the Core Strategy (2010), policies CC03 and TB21 of the Managing Development Delivery Local Plan (2014).

Informatives

1. This decision is in respect of the drawings and plans numbered 001 and 11 received by the Local Planning Authority on 5th August 2026.

Recommendation and conditions/reasons agreed: *MC*

Date: 29.09.2026

REMEMBER - The earliest date for a decision on this application is: **27 August 2026**