

HOUSEHOLDER
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 September 2026

Application Number: 261524

Location: 4 Orchard Estate, Twyford, Wokingham, RG10 9JY

Proposal: Householder application for the proposed erection of a 2m fence on the side boundary adjoining the highway, including the removal of hedges.

Recommendation: Refused

Reasons

1. The proposed development, by reasons of the removal of the existing boundary hedge and its replacement with a continuous 2 metre high close-boarded fence on a prominent corner plot, would create an incongruous and visually sterile frontage that would be harmful to the character and appearance of the site and surrounding area. The proposal is therefore contrary to Policies CP3 and CP7 of the Wokingham Borough Core Strategy (2010), Policies CC03 and TB21 of the Managing Development Delivery Local Plan (2014), and the Wokingham Borough Design Guide SPD.

Informatives

1. This decision is in respect of the drawings and plans numbered (Location Plan), (4567-00-01 RevB), received by the Local Planning Authority on 29/06/2026 & 17/07/2026.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje'.

Date: 07/09/26

REMEMBER - The earliest date for a decision on this application is: **11 August 2026**