

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260602
Site Address:	2 Ruscombe Road, Twyford, Wokingham, RG10 9JS
Expiry Date:	12 May 2026
Site Visit Date:	19 March 2026
Proposal: Householder application for the proposed development of pergola, greenhouse, trellis and fence.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction TB21 – Landscape Character TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character
Wokingham Borough Local Plan Update (LPU)	
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Twyford Neighbourhood Plan Ruscombe Village Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
260807	Application for Listed Building consent for the proposed connection of replacement picket fence to side wall of the Listed Building.	Live application

253118	Application for a certificate of lawfulness for proposed landscaping of the garden consisting of the replacement of existing paving, creation of new planting beds, erection of a greenhouse and garden pergolas, replacement of existing fencing between the front and rear gardens, and installation of new planting schemes.	Application Withdrawn 19/02/2026
251068	Application for submission of details to comply with the following condition of planning consent 242662 dated 27.03.2025. Condition 3 relates to full working details of windows and external doors and related joinery.	Approved 16/06/2025
251008	Application for submission of details to comply with the following condition of planning consent 242661 dated 27.03.2025. Condition 3 relates to full working details of windows and external doors and related joinery.	Approved 16/06/2025
242662	Application for Listed Building Consent for the proposed replacement of all windows and doors to the main dwelling.	Approved 27/03/2025
242661	Householder application for the proposed replacement of all windows and doors to the main dwelling and annexe.	Approved 27/03/2025
131886	Proposed renovation and conversion of existing barn to additional habitable accommodation.	Approved 27/03/2014
130831	Listed Building application for the proposed renovation and conversion of existing barn to additional habitable accommodation.	Approved 27/03/2014
042718	Proposed single storey side extension to dwelling.	Approved 20/07/2004
042701	Proposed single storey side extension to listed building.	Approved 20/07/2004
980997	Proposed Refurbishment Of Barn And Rebuilding Of Garage With Link To Barn	Approved 04/08/1999
981694	Proposed Single Storey Side Extension To Dwelling And Extension To Outbuilding	Refused 22/07/1998
981693	Proposed Single Storey Side Extension To Dwelling And Extension To Outbuilding	Refused 22/07/1998
981620	Proposed Single Storey Side Extension To Dwelling.	Approved 19/02/1999
981619	Proposed Single Storey Side Extension To Dwelling.	Approved 19/02/1999

981028	Proposed Refurbishment Of Barn And Rebuilding Of Garage With Link To Barn	Approved 04/08/1999
--------	---	------------------------

CONSULTATION RESPONSES

Internal

WBC Landscape and Trees – No objection.
WBC Built Heritage Officer – No objection, subject to condition.
WBC CIL – No comments received.

External

None.

REPRESENTATIONS

Parish/Town Council	No comment to make.
Ward Member(s)	No comments received.
Neighbours	No comments received.

APPRAISAL

Site Description:

The application site comprises a large, detached dwelling, detached barn, detached garage, outbuilding and shed. The host dwelling is Grade II Listed and located within Twyford Conservation Area.

The host dwelling, also known as Lime Tree Cottage, was officially recognised by Historic England in 1984. The listing references the early 19th century brick house, hipped slate roof, and three bay sash windows.

The site also benefits from two protected Lime trees along the front boundary; TPO-1466-2013 T1 and T2.

Proposal:

This application seeks approval for the erection of a standalone timber pergola to the rear of the host dwelling, the erection of a detached greenhouse, following the removal of the existing shed, the installation of trellis fixed to the existing western boundary brick wall, and the installation of a picket fence to the northern side of the host dwelling to divide the rear garden from the driveway.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy.

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

Due to the location of the proposed pergola and greenhouse to the rear and side of the host dwelling, the structures would not be visible from the public realm. As the main house and existing barn and detached garage would screen the development from view. Therefore, these elements of the proposal would not cause any detrimental impact to the character of the designated heritage asset or setting.

The proposed picket fence would be erected to the eastern side of the host dwelling towards the rear end of the side elevation of the main house. The picket fencing would replace an existing picket fence in a similar position. As the site benefits from mature trees and hedging along the front boundary (including the two protected Lime trees), there would be limited views of the fencing from the road by virtue of the natural screening.

The proposed trellis would be fixed to the existing brick wall along the western site boundary to the side of the driveway. The wall is an existing feature within the curtilage and the proposal does not involve the removal or alteration of historic fabric.

The trellis would be constructed from natural red cedar, a traditional material which would weather over time and sit comfortably within the verdant character of the property's frontage. Its lightweight and permeable form would ensure that the underlying brickwork remains visually legible and that the intervention reads as a clearly reversible and subsidiary addition.

By reason of its modest scale, simple design and natural materiality, the trellis would not compete with or obscure the architectural interest of the listed building. Instead, it would blend with the existing landscaping and boundary treatments and would not draw undue attention within the wider streetscene.

Overall, the proposal would result in no loss of historic fabric, no alteration to the principal elevations of the listed building, and no erosion of its architectural or historic significance. Any change to the setting of the designated heritage asset would be limited and neutral in effect. The works would therefore preserve the significance of the Grade II listed building and conservation area setting.

Neighbouring Amenity:

Overlooking, Loss of Light & Overbearing:

Due to the single-storey scale and position of the proposed development, there would be no loss of privacy, loss of light or overbearing impact that would be generated by the proposal.

Built Heritage:

The Council's Built Heritage officer was consulted and raised no objection to the proposal, subject to a condition to secure details of how the picket fence would be

attached if it were to be fixed to the side elevation of the Listed host dwelling. However, the condition is not necessary as the required details have been submitted under Listed Building application 260807.

Trees and Landscapes:

The Council's Trees and Landscape officer was consulted and raised no objection to the proposed development. They concluded the proposed development would be in-keeping with the existing character of the site and there would be no detrimental impact to the root protection areas of any trees.

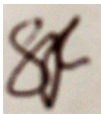
Conclusion:

In conclusion, it is considered that the proposal would not result in significant harm to the listed building or setting of the local conservation area. Therefore, the proposal would not conflict with Policy TB24 of the MDD Local Plan or the NPPF and is recommended for approval.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	1 May 2026
Earliest date for decision:	18 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	1.5.26

PLANNING CONSTRAINTS/STATUS

Major Development Location

Bat Roost Habitat Suitability

Great Crested Newt Impact Risk Zones – Amber

Tree Preservation Orders - TPO-1466-2013 (Single, Single)

Listed Building – Lime Tree Cottage

Twyford, Ruscombe & Hurst Ward

Twyford Parish