

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260807
Site Address:	2 Ruscombe Road, Twyford, Wokingham, RG10 9JS
Expiry Date:	27 May 2026
Advert Publication Date:	4 April 2026
Site Notice Date:	19 March 2026
Site Visit Date:	19 March 2026
Proposal: Application for Listed Building consent for the proposed connection of replacement picket fence to side wall of the Listed Building.	

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

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
260602	Householder application for the proposed development of pergola, greenhouse, trellis and fence.	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	Application Withdrawn 19/02/2026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

WBC Conservation	No objection, subject to condition.
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REPRESENTATIONS

None.

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.

The proposal complies in terms of:

Impact on heritage asset:



Policy TB24 of the MDD Local Plan states that the Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:

- *Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.*
- *Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management, and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.*

TB24 also states that '*proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme*'.

This Listed Building Consent application seeks approval for the installation of picket fencing to the northern side of the host dwelling to divide the rear garden from the driveway.

The Council's Built Heritage officer was consulted and raised no objection to the proposal, subject to a condition requiring any damage to the host dwelling's brickwork resulting from the removal of the picket fence, to be repaired. This is considered reasonable and the condition will be attached.

The officer commented:

"With respect to the picket fencing, as it has been confirmed that the end of the fencing would physically abut the brickwork side elevation of the dwelling, this requires listed building consent.

The submitted details show the intention is for 2no. M16 (16mm diameter) bolts of 200mm length to be used to secure the end 100mm square timber post of the picket fencing with the brickwork of the dwelling's north-eastern side elevation. Whilst the need to drill into the brickwork will result in damage to the walling, albeit localised and quite minor, whilst somewhat less ideal than simply having the end post of the fencing fixed instead into the ground, there is otherwise no overall objection raised.

With respect to the existing picket fencing to be removed, here there is the expectation for any holes or damaged brickwork from the removal of the fencing to be repaired using the appropriate materials and finishes to match with the existing brickwork”.

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.

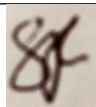
The Public Sector Equality Duty (Equality Act 2010):

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	30 April 2026

**Recommendation agreed by:
(Authorised Officer)**



Date: 1.5.26