

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/26/0234

Address: 14 FRASER AVENUE, CAVERSHAM, READING, RG4 6RT

Proposals: Erection of fence on property boundary with a height to match neighbouring properties.

Case Officer: Mishga Marshall

Applicant: Mr Philip Leigh

Date received (valid from): 13/03/2026

Target Decision date: 08/05/2026

1. SITE DESCRIPTION

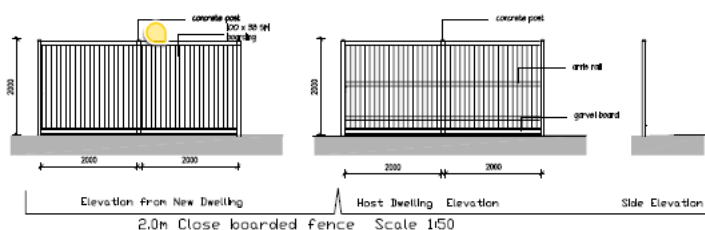
The application site is a two-storey semi-detached property on the western side of Fraser Avenue, characterised by similar semi-detached properties. The property is not listed nor in a conservation area.

Site visit date: 31/03/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is a retrospective application for an approximately 2 metre high boundary fence, which encloses the rear and side of the dwelling and results in an enlargement of the site's curtilage. The applicant has stated that their title deeds, along with confirmation from RBC, confirm that the small parcel of land to the south of the dwelling falls within their curtilage, and that the fencing has been erected to reflect this. The surrounding pattern of development is characterised by similar dwellings with defined private rear gardens and boundary treatments.

Retrospective Plans showing boundary fencing:



Plans submitted received 27th February 2026:

TQRQM26055102935455 Layout Plan dated 24.02.2026

PP-14719099v2 Location Plan dated 27.02.2026

TQRQM26055104106595 Site/Block Plan dated 24.02.2026

TQRQM26050145946591 Location Plan dated 19.02.2026

Plans submitted received 13th March 2026:

01 REV A Existing & Proposed Plans & Elevations dated 16.12.2023

TQRQM26055104106595 Site/Block Plan with Fence Line dated 24.02.2026

3. RELEVANT PLANNING HISTORY

PE/25/0031 - Encroachment of amenity strip - Closed on 10.40.2026

4. CONSULTATIONS

A site notice was displayed on 31.03.2026

No letters of representation have been received.

Equality Act 2010:

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework 2024

National Planning Practice Guidance 2014 (onwards)

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPG 2021

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A pre-submission draft was submitted to the Secretary of State on the 9th of May 2025 and is currently at examination.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the appraisal below and are not considered to be ‘out of date’.

6. APPRAISAL

Permitted Development Rights

Under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure is permitted development, subject to limitations.

In particular, development is permitted provided that:

1. The height of any gate, fence, wall or means of enclosure does not exceed 2 metres above ground level (where not adjacent to a highway used by vehicular traffic); and
2. It does not exceed 1 metre where adjacent to a highway.

In this instance, the fence measures approximately 2 metres in height and is located to the side and rear of the property, not directly adjacent to a highway. On this basis, it is likely that the development, or something very similar in appearance, would fall within permitted development rights.

However, the application has been submitted retrospectively, and the formal determination of this application provides clarity on the acceptability of the development in planning terms below.

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The application seeks retrospective planning permission for an approx. 2 metre high timber fence installed along the side (south-side) and rear boundaries of the dwelling. The site adjoins an area of small open green space, and in such settings—where the prevailing character is typically open plan—boundary enclosures of this nature would generally be resisted.

However, in this instance, the specific location, layout, and particularly the permitted development fallback position, weigh in favour of a more flexible assessment.

It was observed during the site visit that the fencing is consistent in height and appearance with existing boundary treatments at neighbouring properties, thereby maintaining a degree of visual continuity.

On balance, the proposal is not considered to result in an undue level of harm to the character or appearance of the area to warrant a refusal. As such, the development is considered in compliance with Policies H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

Given the location of the fence along boundary lines and its typical height for the area, the proposal does not give rise to unacceptable impacts in terms of overbearing effect, loss of light, or loss of outlook. Given the above, it is not considered the development would result in harm to other neighbouring amenities. As such, the development is considered acceptable and in compliance with Policies CC8, H9, and H10.

7. CONCLUSION

The proposed development comprises a retrospective application for a 2-metre-high boundary fence enclosing the side and rear of the property. The fence is of a typical scale and design, is not harmful to the character of the area, and does not result in an unacceptable impact on neighbouring amenity.

While the fencing results in the enclosure of a parcel of land, the applicant has indicated that this land forms part of the lawful curtilage of the dwelling. The proposal raises no overriding planning concerns.

Furthermore, the development is likely to fall within permitted development rights; however, this application regularises the development and confirms its acceptability.

8. RECOMMENDATION

Approve with Conditions

Recommended Conditions:
Approved Plans