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# WOKINGHAM BOROUGH COUNCIL

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## TOWN AND COUNTRY PLANNING ACTS

**Mr Jamie Redman  
Michael Aubrey Partnership Ltd.  
6 Ivanhoe Road  
Hogwood Business Park  
Finchampstead, Wokingham  
RG40 4QQ**

**Application Number:** 171171

**Parish:** Sonning

**Location:** Pool Court, Thames Street, Sonning, RG4 6UR.

**Proposal:** Full application for the proposed demolition of existing dwelling and replacement with new dwelling with basement and garage annex.

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Refuses Permission** for carrying out the above development for the reason(s) specified hereunder.

### **Reasons**

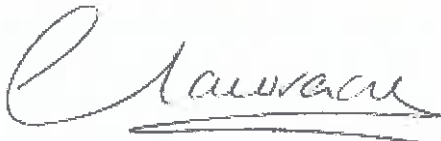
1. The proposed demolition of the existing dwelling would result in the loss of a distinctive, non-designated heritage asset designed by a nationally known architect of this period (Francis Pollen), and which contributes positively to the character and architectural interest of the conservation area. The proposal is therefore considered to be contrary to the NPPF and MDD Local Plan Policy TB24.
2. By virtue of its excessive height, bulk and forward position within this visually exposed plot, the replacement dwelling would appear as an overly dominant building, hardening the village edge and having a negative impact on views back towards Sonning from the well-used tow-path, causing harm to the Green Boundary character area of the conservation area. Furthermore the erection of a two storey garage/annexe and proposed excavation and regrading of land would detrimentally urbanise the character and appearance of the site from wider views. As such the proposal is considered to be contrary to the NPPF, Core strategy policy CP3 and MDD Local Plan policies TB21 and TB24.
3. In the absence of a survey, it has not been demonstrated to the satisfaction of the Local Planning Authority either that the proposed development would not have an adverse impact upon, or that the need for the development clearly

outweighs the need to safeguard Bats and Great Crested Newts which are protected species. As such, the development would be contrary to Wokingham Borough Core Strategy policies CP3 & CP7.

### **Informatives**

1. This decision is in respect of the drawings and plans numbered MAP/C2923/101 (Basement Level Plan Proposed); MAP/C2923/011 (Site-Block Plan and Location Plan Existing); MAP/C2923/011 (Ground Level Plan Proposed); MAP/C2923/121 (First Level Plan Proposed); MAP/C2923/021 (Site Block Plan and Front Gate Elevation); MAP/C2923/030 (Ground & Roof Level Plans); MAP/C2923/131 (Roof Level Plan Proposed); MAP/C2923/033 (Elevations & 3D Views Existing); MAP/C2923/141 Revision A (Elevations & 3D Proposed Sheet 1); MAP/C2923/142 (elevations & 3D Views Proposed Revision A); MAP/C2923/151 (Annexe Ground Level Plan); MAP/C2923/161 Annexe First Level Plan); MAP/C2923/171 (Roof Level Plan); MAP/C2923/181 (Annex Elevations & 3D Views Proposed); MAP/C2923/910 (Schedules Proposed Sheet 1) and; Design & Access statement MAP/C2923/DAS received by the Local Planning Authority on 18/04/2017.
2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

Signed



Clare Lawrence  
Head of Development Management & Regulatory Services  
Date: 13/06/2017

### **Further Information**

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Pooja Kumar on telephone number: 0118 974 6626 or by email at: [pooja.kumar@wokingham.gov.uk](mailto:pooja.kumar@wokingham.gov.uk)

An officer report on the application and the decision will be available to view online at [www.wokingham.gov.uk](http://www.wokingham.gov.uk) within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

**The Town & Country Planning (Development Management Procedure) 2015 Article 35** – This decision has been made in accordance with the requirement to work with the applicant in a positive and proactive manner.

**APPEALS** – If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government.

The Planning Inspectorate has an online appeals service: <https://www.gov.uk/planning-inspectorate>, which contains information and guides on the appeal process. The Inspectorate will publish details of your appeal on the internet which may include a copy of the application form and associated documents and the completed appeal documents. Please ensure that you only provide information, including personal details, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal through the above address. Alternatively, you can obtain a form from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel: 0303 444 5000**

If you want to appeal, you must use the correct appeal form from the following list: Planning, Householder, Minor Commercial, Listed Building Consent or Certificate of Lawful Use or Development. The time limits for appeals vary according to the type of application submitted. The period after the date of the Borough Council's decision in which an appeal must be received by the Planning Inspectorate is as follows:

- **8 weeks** in the case of a refusal of 'advertisement consent'
- **12 weeks** in the case of a refusal of a 'householder' application:
  - Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
  - Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application
- **12 weeks** in the case of a refusal of a 'minor commercial' application:
  - Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.
- **6 months** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.
- **6 months** in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.
- Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

**NEW DWELLINGS** – If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site, to arrange for an address and post code to be allocated. Details can be obtained from [streetnamingandnumbering@wokingham.gov.uk](mailto:streetnamingandnumbering@wokingham.gov.uk). Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

**FIRE REGULATIONS** - In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following: -

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

**PURCHASE NOTICES** - If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.