



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr David Watsham
Jigsaw Complete Building
Projects
4 Whites Orchard
Blewbury
Didcot
OX11 9NQ

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Application Number: 182889

Applicant Name: Mr & Mrs T Mills

Site Address: Sonning Dene, Pearson Road, Sonning,
Wokingham, RG4 6UH

Proposal: Householder application for the proposed erection of single storey rear extension, covered entrance porch to side elevation, single storey detached annexe building to the side/rear with garage, replacement of existing high wall at front with high timber fence and access gates, continuation of the existing brick wall that forms the boundary treatment with the highway at the Eastern end of the site at a low level in place of the existing picket fence, internal/external alterations and changes to fenestration.

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **refuses permission** for carrying out the above development as stated in the application and the accompanying plans submitted to the Council for the reason(s) specified hereunder.

Reasons

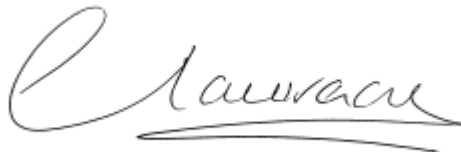
1. By virtue of its excessive bulk and height, its orientation and incongruous roof form, the proposal is considered to have significant detrimental impact on the character of Sonning Conservation Area. Moreover, the proposal has failed to demonstrate that the level of harm would be outweighed by public benefits contrary to Core Strategy Policy CP3 and CP9, MDD Local Plan Policies TB24 and TB26 and recommendations contained in the Borough Design Guide.
2. The applicant has supplied insufficient information in order for the authority to assess the impact of the development on protected species. The local authority cannot determine whether the impact of the development would have an unacceptable impact on protected species and as such the proposed development is

contrary to the NPPF and Policy CP7 of the Core Strategy and Policy TB23 of the Managing Development Delivery Local Plan.

Informatives

1. This decision is in respect of the drawings and plans numbered 26041890 Rev 1, 26041891 Rev 1, 26041801-1 Rev 1 Sheets 1-2 received by the Local Planning Authority on 19 October 2018 and of the drawings and plans numbered 26041802-1 – 26041802-5 Rev 3c received by the Local Planning Authority on 7 November 2018.
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

A handwritten signature in black ink, appearing to read 'Clare Lawrence', with a horizontal line underneath the name.

Clare Lawrence
Assistant Director - Place
Date: 21/12/2018

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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- **Other statutory legislation:** This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.
- **The Town & Country Planning (Development Management Procedure) Order:** This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.
- **Officer Report:** An officer report explaining the decision will be available to view online.
- **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 which 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.
- **Appeals to the Secretary of State:** 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). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above 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 from the decision date above 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 from the decision date above 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 from the decision date above 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.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service: <https://www.gov.uk/government/organisations/planning-inspectorate> which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>. Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.