



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

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

Mr Edward Mather
Colony Architects
250 South Oak Way
Green Park
Reading
RG2 6UG

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Application Number: 182797
Applicant Name: Mr Peter Byfield
Site Address: Land to the rear of, The Lawns, Old Bath Road,
Sonning, RG4 6TQ
Proposal: Full planning application for the proposed erection of
a 1no. dwelling including landscaping.

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

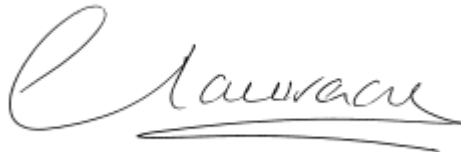
1. The proposal does not make provision for any affordable housing and the evidence available indicates that the site has been artificially separated from planning permission reference number 171424. Furthermore, no viability evidence has been submitted with the application to justify the development. This would be contrary to Policies CP1 and CP5 of the adopted Wokingham Borough Core Strategy (2010), Policy TB05 of the adopted Wokingham Borough Managing Development Delivery Local Plan (2014), and the Affordable Housing Supplementary Planning Document (2013).

Informatives

1. This decision is in respect of the drawings and plans numbered 304- 02-01a Rev P1, 304-02-02A Rev P, 304-03-60 Rev P2 and 304-03-61 Rev P2 all received by the local planning authority on 24th January 2019, drawings numbered 304-02-10a Rev P2, 304-05-60 Rev P3, 304-05-61 Rev P2 all received by the local planning authority on 6th February 2019, Design and Access Statement (dated 7th February -draft issue 2) received by the local planning authority on 7th February 2019, a Ecological Assessment (dated July 2017) received by the local planning authority on 11th October 2018, and a Arboricultural Impact Assessment and Arboricultural Method Statement (dated 14th February 2019) received by the local planning authority on 18th February 2019.

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: 26 February 2019

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.