



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

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

Tony Thorpe
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NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Application Number: 181161
Applicant Name: Mr James Fisher
Site Address: Holme Park Farm House, Holme Park Farm Lane,
Woodley, Wokingham, RG4 6SX
Proposal: Full application for the partial demolition and re-
building of existing all weather indoor manege and
stables including relocated and extended barn,
ancillary office and trainee accommodation

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

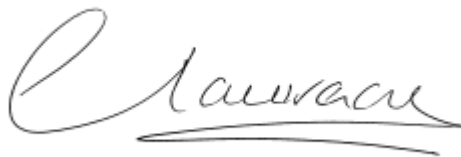
1. The proposed development would have a detrimental impact on the character and appearance of the area/countryside by reason of the size, scale and design of the building; it's prominent location on Sonning Hill overlooking the Thames Valley; the proposed residential use in the countryside; and the removal of & impact on existing protected mature trees which will further erode the characteristic wooded slopes that form an important backdrop to the Thames River Valley. The proposal is contrary to policy CP1, CP3 and CP11 of the Core Strategy, CC01, CC03 and TB21 of the MDD Local Plan and section 15 of the NPPF.
2. The proposed development will also have a detrimental impact on mature protected trees which have significant amenity value due to the contribution to the characteristic wooded ridges/background that frame the Thames River Valley. Insufficient information has been submitted to establish the full impact on the existing trees. The proposal is contrary to Core Strategy policy CP1, CP3 and CP11, MDD Local Plan policy CC03 and TB21, The British Standard BS5837, Section 197 of the Town and Country Planning Act and section 15 of the NPPF.
3. The proposed residential use would result in a domestic incursion and urbanising encroachment into the countryside which would have a detrimental impact on the

character and appearance of the rural area. Insufficient information has been submitted to justify the residential accommodation within the countryside. The proposal is contrary to policy CP1, CP3, CP9 and CP11 of the Core Strategy, policy CC01 and TB21 of the MDD Local Plan and section 5 and 15 of the NPPF.

Informatives

1. This decision is in respect of the proposed drawings and plans numbered 10527-106, 10527-165, 10527-180 Rev A, 10527-181 Rev C, 10527-182, 10527-183, 10527-184 and 10527-185.
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, further information was sought but this did not overcome the objections to the development.

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: 11 March 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.