



**WOKINGHAM  
BOROUGH COUNCIL**

## **TOWN AND COUNTRY PLANNING ACTS**

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

Tony Thorpe  
Tony Thorpe Associates  
The Studio  
1 Durant Way  
Tilehurst  
Reading  
RG31 6TR

### **NOTIFICATION OF REFUSAL OF PLANNING PERMISSION**

**Application Number:** 201409  
**Applicant Name:** John Fisher  
**Site Address:** Holme Park Sports Ground, Pavilion, Sonning Lane, Sonning, RG4 6ST  
**Proposal:** Full application for the erection of a single storey detached dwelling to include 2No rooflights and 9No photovoltaic panels following the demolition of the existing buildings including sports club changing Facilities, club bar and external store.

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. Principle of development**

By virtue of introducing residential development within designated Countryside, the proposal would result in excessive encroachment of countryside and expansion of development away from original buildings contrary to policy CP11 of the Core Strategy. The proposal would not fall into any of the exceptional categories, as identified by the NPPF as well as policy CP11 and will be unacceptable in principle. The extant permission for a medical consultation and treatment clinic (including sports and physiotherapy) does not constitute a fallback position for a residential development. The proposal is contrary to the NPPF and Core Strategy policies CP3 and CP11.

##### **2. Impact on character of the area**

By virtue of its introduction of residential use within designated countryside with excessive volume, footprint and hardstanding, the proposed 5 bedroom detached

bungalow would result in sub-urban development that would have negative impact on the rural vernacular of the area. By virtue of its unsympathetic layout and design, the proposal would be alien to the established grain of development that would have a detrimental impact on the verdant landscape and the character and visual appearance of the area contrary to the NPPF, Core Strategy Policies CP3 and CP11, MDD Local Plan Policies CC03 and TB21 as well as recommendations contained in the Borough Design Guide SPD.

### 3. Impact on Trees and Landscape

By virtue of its lack of information, the proposal has not demonstrated acceptable impact on protected and un-protected trees. By virtue of its excessive scale, footprint and hardstanding, the proposal would have negative impact on the parkland style setting and landscape character of the area. With limited scope for additional landscaping, the proposal would not enhance the condition, character and features that contribute to the landscape contrary to the NPPF, Core Strategy policy CP3, policies CC03 and TB21 of the MDD Local Plan and recommendations contained in the Borough Design Guide.

### 4. Lack of Affordable Housing contributions

In the absence of any measures to secure the affordable housing, the proposal is considered to be in contrary to policies CP1 and CP5 of the Core Strategy 2010, Policy TB05 and Appendix 12 of the Managing Development Delivery Local Plan 2014 and the Affordable Housing Supplementary Planning Document 2013.

## **Informatives**

1. If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority ([planning.appeals@wokingham.gov.uk](mailto:planning.appeals@wokingham.gov.uk)) and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before you submit the appeal.

2. This decision is in respect of the drawings and plans numbered

L.101; B.101; P.101; P.102; P.103; P.104; 672/1/01; Schedule of External Finishes; Arboricultural Method Statement AD/TAF-1/WBC/672- 1; and Design and Access Statement AJT/SB/1082 received by the Local Planning Authority on 10/06/2020.

3. 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: 6 August 2020

**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.