

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 30 December 2024

Application Number: 242719

Location: 178 Bearwood Road, Barkham, Wokingham, RG41 4SH

Proposal: Application to vary conditions 2 and 8 of planning consent 240665 for the proposed erection of 1 no. four bedroom detached dwelling with associated landscaping following demolition of the existing dwelling and garage. Condition 2 refers to the approved details and condition 8 to landscaping, and the variation is to change the siting of the approved dwelling with accompanying landscape plan, plus a change to fenestration.

Recommendation: Refused

Reasons

1. The replacement dwelling by virtue of its inappropriate siting and design including the orientation would constitute encroachment of development into the Countryside and Valued Landscape, and have a detrimental impact on the rural character of the area. The associated development, such as residential garden use, hardstanding and other domestic paraphernalia, would have an urbanising effect on the site, which would be considerably harmful to the woodland landscape setting. As such, the proposal is contrary to policies CP1, CP3 and CP11 of the Core Strategy (2010) and policies CC03 and TB21 of the Managing Development Delivery Local Plan (2014), the Borough Design Guide SPD (2012), the Wokingham Borough Landscape Character Assessment (2019), and section 15 of the NPPF (2024).

Informatives

1. 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.

2. This decision is in respect of the drawings and plans numbered (640-PL-09 B) (640-PL-08 B) (640-PL-10 B) (640-PL-11 C) (640-PL-12 B) (640-PL-13 B) (640-PL-07 E) (640-PL-00 A) received by the Local Planning Authority on 25/10/2024 & 01/11/2024.

Recommendation and conditions/reasons agreed:

HMM

Date: 20 December 2024

REMEMBER - The earliest date for a decision on this application is: **25 November 2024**