

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 November 2024

Application Number: 242052

Location: Misting Meadows, Park Lane, Finchampstead, Wokingham, RG40 4PT

Proposal: Householder application for the proposed erection of three outbuildings forming residential annexe, garden room, and garage & store, following demolition of existing outbuilding and removal of existing ancillary mobile home.

Recommendation: Refused

Reason

1. The proposed development would result in an inappropriate increase of development away from the existing dwelling and its lawful immediate curtilage resulting in an urbanising encroachment that would harm the countryside character and appearance of the area. The proposal is contrary to policy CP1, CP3 and CP11 of the Core Strategy, CC01, CC02, CC03 and TB21 of the MDD Local Plan and sections 12 and 15 of the NPPF.
2. The proposed building referred to as an Annex would not be ancillary to the main dwelling and would be tantamount to an inappropriate new dwelling in the countryside, by reason of its design, massing, bulk, level of facilities and separation from the main dwelling. The building would have no physical or functional link to the main house and would be independently accessed and used. The creation of a building tantamount to a new dwelling would result in an unsustainable form of development in a poorly accessible location in the countryside and would harm the character and appearance of the countryside by reason of an urbanising encroachment. The proposal would be contrary to Core Strategy policies CP1, CP3, CP6 & CP11, Policies CC01, CC02, CC03 and TB21 of Adopted Managing Development Delivery Local Plan, Section 9, 12 and 15 of the NPPF and the advice and guidance contained in section 4 of the Borough Design Guide.
3. The proposed development would encroach into areas of trees and woodland protected by tree preservation order TPO-1609-2017 and would have a detrimental impact by reason of sterilising the woodland for regeneration and detrimentally impacting future growth. The development would be contrary to Core Strategy policies CP1, CP3 & CP11, Policies CC03 and TB21 of Adopted Managing Development Delivery Local Plan and section 12 and 15 of the NPPF.

4. No Ecological Assessment or survey and Ecological Impact Assessment has been submitted as part of the application and therefore the development has failed to demonstrate an acceptable impact on biodiversity, including the priority habitat of the broadleaf woodland. The proposal is therefore contrary to policies CP1, CP3 and CP7 of the Core Strategy, MDD policy TB23 and section 15 of the NPPF.

Informatives

1. This decision is in respect of the drawings and plans numbered 164/204 REV B, 164/203 REV B, 164/202 REV A, 164/201 REV A, 164/200, 164/102 REV A, 164/101 REV A & 164/100 received by the Local Planning Authority on 09/08/24.
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, pre-application advice was sought and advice was given regarding the proposal being unacceptable. Discussion took place in trying to find a solution, but no solution was possible.

Recommendation and conditions/reasons agreed: *MC*

Date: 07.11.2024

REMEMBER - The earliest date for a decision on this application is: **7 October 2024**