

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 8 November 2024

Application Number: 242160

Location: 203 Beech Lane, Earley, Wokingham, RG6 5UP

Proposal: Householder application for proposed part single and part double storey rear extensions to existing dwelling.

Recommendation: Refused

Reasons

1. The proposal would result in a contrived and incongruous form of development, having a detrimental impact on the character and appearance of the property and the area by reason of design, scale, massing, height and bulk. The proposed development will conflict with policies CP1 and CP3 of the Core Strategy, The Borough Design Guide, section 12 of the NPPF and sections C and I of the National Design Guide.

2. The proposed development would have a detrimental impact on the amenity of the occupiers of the neighbouring houses 205 Beech Lane by reason of an overbearing and unneighbourly impact and a detrimental loss of light. The development is contrary to policy CP1 and CP3 of the Core Strategy, CC01 of the MDD Local Plan, the Borough Design Guide SPD, section 12 of the NPPF.

3. The proposed development would significantly impact the historic form and legibility of the early 19th century thatched cottage, detrimentally degrading and eroding its value as a non-designate heritage asset and its significance. This harm would not be outweighed by any public benefits. The proposal would conflict with Policy CP3 of the Wokingham Borough Council Core Strategy, section 16 of the NPPF and Policy TB24 of the Managing Development Delivery local plan.

Informatives

1. This decision is in respect of the drawings and plans numbered BL203:101, BLE:102, BLE:103, BLE:104, BLE:105, BLE:106 Rev P1, BLE:107 Rev P1 & BLE:108 received by the Local Planning Authority on 22/08/24 & 17/09/24.

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, 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.

HMM

Recommendation and conditions/reasons agreed:

Date: 8 November 2024

REMEMBER - The earliest date for a decision on this application is: **8 October 2024**