

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 September 2025

Application Number: 251639

Location: Shop Unit 7, Loddon Vale Centre, Woodley, Wokingham, RG5 4UL

Proposal: Full application for the proposed installation of 2 no. remote gas cooler units and 3 no. floor-mounted AC units with protective railings, plus erection of a 2.4m high timber fence enclosure and access gate with associated barriers, following removal of existing plant and enclosure.

Recommendation: Refused

Reasons

1. By virtue of its inappropriate location close to entrance doors of the premises and its excessive height and built form, the proposals would visually enclose these exits thereby increasing public safety concerns because of its poor design legibility and reduced scope for any visual surveillance that would help avoid unnecessary instances of crime and/or antisocial behaviour. The proposal is therefore contrary to Policies CP1 and CP3 of the Core Strategy, Policy TB21 of the Managing Development Delivery Local Plan, and Point NR13 of the Council's Borough Design Guide.

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 issued in respect of the drawings and plans numbered (Location Plan), (02_3450_02C), (03_3450_03B), (03_3450_03C), received by the local planning authority on 10/07/2025, and plans numbered (02_3450_02D_R1), (03_3450_03D), received by the local planning authority on 25/07/2025.

BJC

Recommendation and conditions/reasons agreed:

Date: 19.09.25

REMEMBER - The earliest date for a decision on this application is: **18 August 2025**