

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 5 December 2025

Application Number: 252281

Location: Holme Farm, Aston Lane, Aston, Wokingham, RG9 3DJ

Proposal: Householder application for the proposed erection of a greenhouse.

Recommendation: Refused

Reasons

1. By virtue of being a new building within the Green Belt, the proposal constitutes inappropriate development which is, by definition, harmful to the Green Belt and detrimental to its openness. No very special circumstances have been demonstrated that would clearly outweigh the harm identified. The proposal is therefore contrary to the National Planning Policy Framework, Policy CP12 of the Core Strategy (2010), and Policy TB01 of the Managing Development Delivery Local Plan (2014).

Informatives

1. This decision is in respect of the drawings and plans numbered 25 HFNH EX01 Rev A, 25 HFNH SL02, 25 HFNH PE03 & 25 HFNH SP04 received by the Local Planning Authority on 24/09/25.

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.

A handwritten signature in grey ink, appearing to be 'JMM'.

Recommendation and conditions/reasons agreed:

Date: 5 December 2025

REMEMBER - The earliest date for a decision on this application is: **17 October 2025**