

HOUSEHOLDER
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 June 2025

Application Number: 251020

Location: 2 Grange Cottages, Broadcommon Road, Hurst, Wokingham, RG10 0RD

Proposal: Householder application for the proposed garage conversion into habitable accommodation.

Recommendation: Refused

Reasons

1. The proposed new building would be tantamount to the creation of an additional dwelling in the countryside that is physically and functionally independent and separate from the main dwellinghouse, resulting in an inappropriate form and scale of development that cannot be considered householder development. It would be in an unsustainable location where there is a lack of facilities or amenities, no public transport or network of footpaths, which will lead to a high dependence on private vehicle use and result in unsustainable pattern of development. The development is contrary to policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy, CC02 and TB06 of the MDD Local Plan, the Borough Design Guide SPD and section 8, 9 and 12 of the NPPF.

Recommendation and conditions/reasons agreed: *MC*

Date: 24.06.2025

REMEMBER - The earliest date for a decision on this application is: **22 May 2025**