

PN CLASS A DET RESI FLATS
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 June 2025

Application Number: 250594

Location: Five Ten Apartments, Reading Road, Winnersh, Wokingham, RG41 5PX

Proposal: Prior approval submission for erection of 3no. dwellings forming apartments through upwards extension to existing detached block of flats following removal of existing apartment.

Recommendation: Prior Approval Refusal

Reasons

1. The proposed development fails to comply with A.2 (e) as the external appearance of the building would fail to maintain the quality of the environment by reason of its excessive scale/height in a narrow residential plot, contrary to policies CP1 and CP3 of the Core Strategy 2010, the Borough Design Guide Supplementary Planning Document 2012 and the National Planning Policy Framework.
2. The proposed development fails to comply with A.2 (g) as the proposed development, by reason of its scale/massing, would cause adverse overbearing impacts onto nos. 508 and 512 Reading Road, to the detriment of the occupiers' amenities. The development is therefore contrary to policies CP1 and CP3 of the Core Strategy 2010, the Borough Design Guide Supplementary Planning Document 2012 and the National Planning Policy Framework.

Recommendation and conditions/reasons agreed:

Date: 28.5.25

REMEMBER - The earliest date for a decision on this application is: **16 May 2025**