

PLANNING REF : 251346
PROPERTY ADDRESS : stephen.newton@wokingham.gov.uk
:
:
SUBMITTED BY : Councillor Stephen Newton
DATE SUBMITTED : 23/06/2025

COMMENTS:

This application ignores the other building that has been built in the garden. This building has its own application No. 251348 to try and hide the fact that both of these buildings have been constructed in the same garden, adjacent to each other. The Applications should be considered together and the only reason I can think of to separate them is to try and confuse the issue by making it look like they are not on the same property, particularly when planning permission was previously refused - see determination for application 250666.

I object for the reasons the original application was rejected;

1.

Individually and cumulatively, the proposed outbuildings would by reason of their excessive scale, height, massing and inappropriate siting forward of the established building line along Eastcourt Avenue, result in an overly dominant, incongruous and visually intrusive form of development. From many locations along Eastcourt Avenue, the proposed outbuildings would read as one continuous form of development forward of the established building line that would significantly detract from the visual amenity of the character and appearance, pattern of development and spatial qualities of the immediate vicinity, contrary to Policies CP1 and CP3 of the Core Strategy, Section 12 of the National Planning Policy Framework, the National Design Guide, and Section 4 of the Borough Design Guide Supplementary Planning Document.

If the Officers is minded to approve this application I ask for it to be referred to Planning Committee.