

## **HOUSEHOLDER** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 29 November 2025

**Application Number:** 251962

**Location:** 52 Poundfield Way, Twyford, Wokingham, RG10 0XR

**Proposal:** Householder application for part two storey, part single storey side and rear extension.

**Recommendation:** Refused

### **Reasons**

1. The proposed two-storey side extension, by virtue of its height, length, and proximity to the shared boundary with No. 50 Poundfield Way, would result in an overbearing impact and an unacceptable sense of enclosure to the neighbouring rear garden and patio area. This would materially harm the living conditions of the occupiers, contrary to Section 12 of the National Planning Policy Framework (2024), Policies CP1 and CP3 of the Core Strategy, and the guidance contained within Section 4 of the Borough Design Guide SPD.

2. The proposed two-storey side extension, by virtue of its height, length, and proximity to the shared boundary with No. 50 Poundfield Way, would result in a significant reduction in daylight and sunlight to the rear conservatory and main habitable room, as well as to the south-east facing rear garden. The development would also increase overshadowing to key amenity areas, materially harming the living conditions of the occupiers. No technical daylight/sunlight or overshadowing assessment has been submitted to demonstrate otherwise. The proposal is therefore contrary to Section 12 of the National Planning Policy Framework (2024), Policies CP1 and CP3 of the Core Strategy, and guidance in Section 4 of the Borough Design Guide SPD.

### **Informatives**

1. This decision is in respect of the drawings and plans numbered 12325 -05, 12325-06, 12325-07, 12325-08 and 12325-09 received by the local planning authority on 14/08/2025.

[INSERT] received by the Local Planning Authority on [INSERT date].

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 28/11/25

**REMEMBER** - The earliest date for a decision on this application is: **6 November 2025**