

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 4 June 2025

Application Number: 250730

Location: 25 Colemans Moor Lane, Woodley, Wokingham, RG5 4BT

Proposal: Householder application for the proposed erection of a part single, part two storey side/rear extension, following demolition of existing porch, conservatory and garage.

Recommendation: Refused

Reasons

1. The proposed development by virtue of the design, form and location, the first floor flat roof extensions would be out of character in the street scene contrary to Policy CP3 of the Core Strategy and Section 4, page 55 of the Borough Design Guide.

Informatives

1. This decision is in respect of the drawings and plans numbered 25CL-HPA/10022025/REV-A-1/2 and 25CL-HPA/10022025/REV-A-2/2 received by the Local Planning Authority on 09/04/2025.

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.

Recommendation and conditions/reasons agreed:

Date: 2.6.25

REMEMBER - The earliest date for a decision on this application is: **2 May 2025**