



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

mr matthew dudding

Highway Cottage
Basingstoke Rd
Three Mile Cross,
Reading
RG71BA

NOTIFICATION OF REFUSAL OF CONSENT

Application Number: 250535
Applicant Name: mr matthew dudding
Site Address: Highway Cottage, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1BA
Proposal: Application for Listed Building consent for the proposed window replacements.
Date of Decision: 25 June 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **refuses** listed building consent for the above works as stated in application and the accompanying plans submitted to the Council, the reason(s) for which are specified hereunder.

Reasons

1. By virtue of loss of original windows on this listed building and replacement with inappropriate double glazed units, the proposal would result in less than substantial harm to the significance of this identified heritage asset, and no robust justification for the removal of the original windows has been submitted to support this application. As such, the proposed development would be contrary to the Section 16 of the NPPF (2023), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act (1990), Policy CP3 of the Core Strategy (2010) and Policy TB24 of the MDD Local Plan (2014).

Informatives

1. This decision is in respect of the drawings and annotated plans labelled PD/423/61 Site Plan and Site Plan May 1957 received by the Local Planning Authority on 19th March 2025.

Signed

MHead

Marcia Head
Head of Development Management - Place & Growth

Date: 25 June 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This must be within **6 months** of the date of this notice which is stated above. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](http://www.planningportal.co.uk).

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.