

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 October 2024

Application Number: 241881

Location: Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN

Proposal: Full planning application for the proposed erection of 3no. detached dwellings with associated access, car ports and landscaping, following demolition of the existing 4no. dwellinghouses and associated buildings, plus the removal of 1no. static caravan pitch.

Recommendation: Refused

Reasons

1. The proposed development will have a negative and detrimental impact on the landscape character & rural appearance of the area by reason of the excessive encroachment and expansion of development away from the original buildings on site, resulting in a locally incompatible, urban style cul-de-sac residential layout. The development is therefore contrary to policies CP1, CP3 and CP11 of the Core Strategy, Policies CC01, CC02, CC03, TB06 and TB21 of the MDD Local Plan, the Borough Design Guide SPD, the Wokingham District Landscape Character Assessment and sections 12 and 15 of the National Planning Policy Framework.

2. The proposed development results in a net loss of 2no. dwellings at a time when the Council are currently unable to demonstrate a 5-year housing land supply as required by the National Planning Policy Framework. The justification behind this loss of the dwellings and the subsequent erection of the proposals does not outweigh this policy conflict or the loss of dwellings. The proposal is therefore contrary to Core Strategy policies CP1, CP3 and CP5, MDD Local Plan Policy TB06 and section 5 of the National Planning Policy Framework.

3. The siting of the proposals would conflict with several visually valuable and prominent trees on or adjacent to the site, including Veteran trees, to the detriment of their health and subsequently to the detriment of the rural character of the area. There is insufficient justification to outweigh this harm. The proposals are therefore contrary to policies CP3, CP6 and CP9 of the Core Strategy, policies CC01, CC02, CC03 and TB21 of the Managing Development Delivery Local Plan, BS5837:2012 and the National Planning Policy Framework.

Informatives

1. 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: *MC*

Date: 08.10.2024

REMEMBER - The earliest date for a decision on this application is: **6 September 2024**