

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 May 2026

Application Number: 260446

Location: 95 Butts Hill Road, Woodley, Wokingham, RG5 4NT

Proposal: Householder application for the proposed erection of a first floor side and part single part two storey rear extension.

Recommendation: Refused

Reasons

1. The proposed development will result in a cramped, incongruous and contrived form of development that would fail to respect the character, appearance and spatial characteristics of the property and the neighbouring houses, by reason of its size, scale, massing, proximity to boundaries and design. The proposed development is contrary to policy CP1 and CP3 of the core strategy, the Borough Design Guide SPD and section 12 of the NPPF.

2. The proposed development would have detrimental impact on the amenity of the occupants at No.97 Butts Hill Road reason of an over-dominant and overbearing impact; contrary to policy CP1 and CP3 of the Core Strategy, the Borough Design Guide SPD and section 12 of the NPPF.

Informatives

1. This decision is in respect of the drawings and plans numbered (20059/101 Existing Site Plan), (20059/301 Proposed Site Plan), (20059/190A Existing Location and Block Plan),

(20059/199A Proposed Location and Block Plan), (20059/100A

Existing Floor Plans and Elevations), (20059/200A Proposed

Floor Plans and Elevations) received by the Local Planning Authority on 21/02/26 and 23/02/26.

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: *MC*

Date: 11.05.2026

REMEMBER - The earliest date for a decision on this application is: **18 March 2026**