

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 December 2024

Application Number: 242566

Location: Hurst Grange Farm House, Pound Lane, Hurst, Wokingham, RG10 0RS

Proposal: Householder application for the proposed erection of a single storey front extension to create porch, 2no. two storey side extensions along with changes to fenestration following demolition of the existing conservatory.

Recommendation: Refused

Reasons

1. The proposed two-storey side extensions, due to their scale, height, bulk, and design, would not be subservient additions and would be overly dominant and incongruous additions, detracting from the character of the existing dwelling and the area, resulting in an excessive and inappropriate expansion within a sensitive rural countryside location. The proposals would therefore be contrary to policies CP1, CP3 and CP11 of the Core Strategy, Section 4 of the Borough Design Guide, section 12 of the National Planning Policy Framework and Section B1 of the National Design Guide.

2. Insufficient information has been provided for the council to determine the likely impact of the proposals upon bats, which are a protected species and material consideration in the planning process. This is contrary to Section 15 of the NPPF 2023, Policies CP3 and CP7 of the Core Strategy 2010, and Policy TB23 of the Adopted Managing Development Delivery Local Plan 2014.

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.

2. This decision is in respect of the drawings and plans numbered MWA 24025, 24025 PL103A, 24025 PL104A and 24025 PL105A and 24025 PL106B received by the Local Planning Authority on 08/10/2024 and 11/10/2024.

Recommendation and conditions/reasons agreed: *MC*

Date: 05.12.2024

REMEMBER - The earliest date for a decision on this application is: **1 November 2024**