

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 4 September 2025

Application Number: 251586

Location: 8 Culver Lane, Earley, Wokingham, RG6 1DS

Proposal: Full application for the proposed erection of a 1-bedroom detached dwelling within the curtilage land along with associated access, parking and bin storage plus new crossover, dropped kerb following demolition of existing detached garage and conservatory to No 8, Culver Lane and new crossover onto Culver Lane.

Recommendation: Refused

Reasons

1. By virtue of the design, scale and siting of the proposed dwelling, the proposal would result in a convoluted and cramped form of development which would have a detrimental impact on the character of the area contrary to Section 12 of the National Planning Policy Framework, Policies CP1 and CP3 of the Core Strategy, Policy TB06 of the Managing Development Delivery Local Plan, and the guidance contained within the Borough Design Guide SPD and the National Design Guide.
2. By virtue of its inappropriate siting and scale, the proposed new dwelling would have an unacceptable overbearing impact on the neighbouring property no. 10 Culver Lane creating a sense of enclosure, and the first floor rear dormer windows would introduce an unacceptable perceived feeling of overlooking impacting upon the privacy currently enjoyed by the neighbour, this is contrary to Policy CP3 of the Core Strategy.

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 (TQRQM21159074719288), received by the local planning authority on 04/07/2025, plans numbered (P/UHL/2025/001 Rev C), (P/UHL/2025/002 RevA), received by the local planning authority on 10/07/2025, and plan (P/UHL/2025/001 RevB), received on 31/07/2025.

JMM

Recommendation and conditions/reasons agreed:

Date: 4 September 2025

REMEMBER - The earliest date for a decision on this application is: **31 July 2025**