

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 October 2024

Application Number: 242124

Location: 32 Wilmington Close, Woodley, Wokingham, RG5 4LR

Proposal: Householder application for the proposed single storey rear and two storey side extension to create a garage and habitable accommodation, along with changes to fenestrations.

Recommendation: Refused

Reasons

1. The proposed development, by reason of its design, form, scale and proximity to the site boundary/neighbouring side elevation, would result in an incongruous, cramped and contrived form of development within Wilmington Close, causing a terracing effect and significant harm to the visual amenity of the existing semi-detached houses and the wider character of the area. The proposal is contrary Core Strategy Policy CP1, CP3, MDD Local Plan Policy CC01, The Borough Design Guide SPD and section 12 of the NPPF.

Informatives

1. This decision is in respect of the drawings and plans numbered PP- 13325620v1, B235559-3000 REV A, B235559-1100 REV A, B235559-1102 REV B & B235559-3100 REV C received by the Local Planning Authority on 20/08/24, 29/08/24 & 20/09/24.

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, pre-application advice was sought and advice was given regarding the proposal being unacceptable. Discussion took place in trying to find a solution, but no solution was possible.

Recommendation and conditions/reasons agreed: *MC*

Date: 23.10.2024

REMEMBER - The earliest date for a decision on this application is: **19 September 2024**