

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 14 May 2026

Application Number: 260437

Location: Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE

Proposal: Full planning application for the proposed change of use of an existing building to residential use (C3) to create 1no. dwelling house, including alterations to fenestration and the installation of roof lights, alongside the erection of a front porch, following the removal of an existing mobile home.

Recommendation: Refuse

Reasons

1. The proposal change of use of the entire equestrian storage barn into a one large residential dwelling would result in a substantial and unjustified domestication of the site, fundamentally altering the character and appearance of the building and its relationship with the surrounding countryside. The removal of the remaining secure and enclosed equestrian storage would fail to support a diverse and sustainable rural enterprise and would materially reduce the operational flexibility and long-term functionality of the use of the land for equestrian purposes. The development would fail to conserve the rural character identified in the Landscape Character Assessment and would conflict with Core Strategy Policy CP1, CP3 and CP11, Managing Development Delivery Local Plan Policy TB21, the Landscape Character Assessment and section 15 of the NPPF.
2. In the absence of a site-specific Flood Risk Assessment, it has not been demonstrated that the proposal would be safe for its lifetime, that it would not place future occupants at unacceptable risk, or that it would not exacerbate flood risk elsewhere. The application therefore fails to comply with policy CP1 and CP3, MDD Local Plan Policy CC09 and CC10 and Section 14 of the NPPF.

Informatives

1. This decision is refused in respect of the submitted application plans and drawings numbered (25072 PL 101 A Existing Plans and Site Plan), (25072 PL 102 A Existing Elevations and Sections), (25072 PL 200 A Site Location and Block Plan), (25072 PL 203 A Proposed Ground and First Floor Plans), (25072 PL 204 A Proposed Elevations), (25072 PL 205 A Proposed Site Plan), (25072 PL 206 A Proposed Internal Elevations) received by the local planning authority on 20/02/26.

Recommendation and conditions/reasons agreed: *MC*

Date: 14.05.2026

REMEMBER - The earliest date for a decision on this application is: **15 April 2026**