

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 25 August 2026

Application Number: 260698

Location: 12 St Marys Road, Sindlesham, Wokingham, RG41 5DA

Proposal: Householder application for proposed erection of a two storey side extension and a part single part two storey rear extension with 2 no. Juliet balconies following demolition of the existing car port and rear extension, plus installation of a rear gate.

Recommendation: Refused

Reasons

1. The proposed development, by reason of its excessive scale, massing, width, siting and design, would result in a disproportionate and unsympathetic enlargement of the host dwelling. The development would fail to remain subordinate to the original dwelling, substantially erode the characteristic spacing between neighbouring properties, diminish the simple hipped roof form that is a defining feature of the dwelling and surrounding estate, and create a cramped, contrived and visually discordant form of development. As a result, the proposal would fail to respect the character and appearance of the host dwelling, the established pattern of development and the prevailing character of the area. The proposed development is contrary to policy CP1 and CP3 of the Core Strategy, the Borough Design Guide SPD and section 14 of the NPPF 2026.2. The proposed development would have a detrimental impact on the amenity of the occupants at No.14 and 48 St Mary's Road by reason of an over-dominated and overbearing impact; and a perception of overlooking, contrary to policy CP1 and CP3 of the Core Strategy, the Borough Design Guide SPD and Section 14 of the NPPF.

2. The proposed development, by reason of its scale, height, massing and siting, would result in an unacceptable relationship with neighbouring residential properties. The proposed development would have a detrimental impact on the amenity of the occupants at No. 14 and 48 St Mary's Road by reason of an over-dominant and overbearing impact; and unacceptable overlooking, contrary to policy CP1 and CP3 of the Core Strategy, the Borough Design Guide SPD and section 14 of the NPPF 2026.

Informatives

1. This decision is in respect of the drawings and plans numbered(Block Plan), (Parking Plan), (Location Plan), (01/02/26/RDO/nco/EP Existing Plans and Elevations), (01/02/26/RDO/nco/PP Proposed Plans and Elevations)received by the Local Planning Authority on 26/03/26 and 24/06/26.

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:

HMM

Date: 24 August 2026

REMEMBER - The earliest date for a decision on this application is: **27 July 2026**