

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 August 2026

Application Number: 261559

Location: 12 Chivers Drive, Finchampstead, Wokingham, RG40 4EW

Proposal: Householder application for the proposed erection of single-storey rear extension with 4no. rooflights and porch infill extension.

Recommendation: Refused

Reasons

1. Insufficient information has been submitted to demonstrate that the proposed rear extension would not cause harm to the long-term health and vitality of the TPO protected Oak and Silver Birch trees which are of significant amenity value and contribute positively to the character of the area and the wider landscape. The proposal is therefore contrary to policy N2 of the National Planning Policy Framework (2026), policy CP3 of the Core Strategy (2010), policies CC03 and TB21 of the Managing Development Delivery Local Plan (2014) and policy IRS6 of the Finchampstead Neighbourhood Development Plan (2023).

Informatives

1. This decision is in respect of the drawings and plans numbered 2528_05 Rev.A, 2528_06 Rev.A and 2528_07 Rev.A, and the document titled 'Arboricultural Assessment & Method Statement' (Oakhurst Arboriculture, 10th July 2025) received by the local planning authority on 2 July 2026.

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:

Date: 19/08/26

REMEMBER - The earliest date for a decision on this application is: **24 July 2026**