

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 December 2025

Application Number: 243125

Location: Thamesfield Retirement Village, Remenham, RG9 2LX

Proposal: Full application for proposed part demolition of existing building and replacement with a three-storey extension to provide extra-care units, with associated soft and hard landscaping works; provision of additional vehicle parking, bin stores and ancillary structures; and alterations to existing basement.

Recommendation: Refused

Reasons

1. The proposed development, by reason of its bulk, scale, height, and proximity to neighbouring dwellings at Remenham Row, would result in an unacceptable level of overlooking and perceived loss of privacy to the front elevations of those properties, together with an unneighbourly overbearing impact. The development would result in material harm the living conditions of existing residents. The proposal is therefore contrary to Section 12 of the NPPF, Policy CP3 of the Wokingham Core Strategy and the Borough Design Guide.

2. The proposed development, by reason of its scale, height, bulk and massing would fail to preserve or enhance the character or appearance of the Remenham and Henley Bridge Conservation Area and the Henley on Thames Conservation Area. This would result in limited-moderate

less-than-substantial harm to the significance of these designated heritage assets. When applying paragraph 215 of the National Planning Policy Framework, the identified harm is not outweighed by the public benefits of the proposal. Accordingly, the proposal conflicts with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF (2024), Policy CP3 of the Wokingham Core Strategy and Policy TB24 of the Managing Development Delivery Local Plan.

3. In the absence of a completed legal agreement, the proposed development fails to secure opportunities for training, apprenticeships and other vocational initiatives to develop local employability skills contrary to MDD Local Plan policy TB12.

4. In the absence of a completed legal agreement, the proposed development fails to mitigate the increases in demand on NHS services through failing to contribute towards the creation of additional clinical capacity at Bell or Hart GP Surgeries or an identified primary care estates project in the local area to serve the development. This is contrary to CP1 of the Core Strategy and the NPPF (2024).

5. In the absence of a completed legal agreement to secure biodiversity net gain monitoring, the proposed development fails to demonstrate and secure that there would be no long term biodiversity net loss as a result of the proposal by either on site mitigation or off-site compensation and how this would be managed, contrary to Core Strategy policy CP3 and CP7, MDD Local Plan Policy TB23 and the NPPF (2024).

Informatives

1. This decision is in respect of the drawings and plans numbered

Site Location Plan 2212-P-001 – 01, Proposed Site Plan 2212-P-100 – 02, Proposed Plans – Basement Floor 2212-P-200 – 01, Proposed Plans – Ground Floor 2212-P-201 – 02, Proposed Plans – First Floor 2212-P-202 – 01, Proposed Plans – Second Floor 2212-P-203 – 01, Proposed Plans – Roof Plan 2212-P-204 – 01, Proposed Site Section AA 2212-P-300 – 02, Proposed Site Section BB 2212-P-301 – 02, Proposed South Elevations 2212-P-350 – 03, Proposed East and West Elevations 2212-P-351 – 03, Proposed North Elevations 2212-P-352 – 03 and Illustrative masterplan RETH3002 rev C received by the Local Planning Authority on 11/12/2024, 18/12/2024, 10/04/2025, 22/09/2025 and 24/09/2025.

2. If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority

(planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

3. 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, however, this did not override the concerns raised.

BJC

Recommendation and conditions/reasons agreed:

Date: 11.12.25

REMEMBER - The earliest date for a decision on this application is: **21 October 2025**