

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 11 October 2024

Application Number: 242069

Location: Annexe, 14 Wyatt Crescent, Earley, Wokingham, RG6 3WH

Proposal: Full application for the proposed change of use from a garage to facilitate two residential flats ancillary to the main dwelling, along with associated parking and landscaping (retrospective).

Recommendation: Refused

Reasons

1. By reason of the lack of internal space; failure to meet national and local minimum space standards; and limited provision of natural light, the proposals would provide an unsatisfactory living environment for future occupiers of the flats, to the detriment of their amenities. The proposals are therefore contrary to Policies CP1 and CP3 of the Core Strategy, TB06 of the MDD Local Plan, Borough Design Guide SPD, Technical housing standards – Nationally Described Space Standard and Section 12 of the NPPF.
2. Insufficient information has been submitted to demonstrate acceptable parking and turning space is available for the existing and future occupiers and that the development would not have a detrimental impact on highway safety due to vehicles being forced to reverse onto and across a shared surface public highway. The proposals are therefore contrary to policies CP1, CP3 and CP6 of the Core Strategy, TB06 of the MDD Local Plan and section 9 of the National Planning Policy Framework.
3. By reason of the immediate proximity of the first floor flat's north-eastern window to the adjacent neighbouring property, the proposals would have unacceptable overlooking impacts on the private rear amenity space and rear elevations of no.14 Wyatt Crescent, to the detriment of their amenities. The proposals are therefore contrary to policies CP1 and CP3 of the Core Strategy, TB06 of the MDD Local Plan, R22 of the Borough Design Guide SPD and the National Planning Policy Framework.

Informatives

1. 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: *MC*

Date: 17.09.2024

REMEMBER - The earliest date for a decision on this application is: **12 September 2024**