

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 November 2024

Application Number: 242373

Location: 4 Barkhart Close, Wokingham, RG40 1PN

Proposal: Householder application for the proposed single storey rear extension with mono-pitched roof and 3 rooflight windows.

Recommendation: Refused

Reasons

1. By virtue of the proposed height and position of the extension along the western shared boundary to no.5 Barkhart Close, the proposed development would create an unacceptable overbearing impact to the adjoining neighbouring property contrary to Core Strategy Policy CP3, MDD Local Plan Policy CC01, the Borough Design Guide SPD and section 12 of the NPPF.

Informatives

1. This decision is in respect of the drawings and plans numbered 01, 02 and 'Block plan' (Blackwell's Mapping Services) received by the Local Planning Authority on 16/09/2024.

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: 8.11.24

REMEMBER - The earliest date for a decision on this application is: **8 October 2024**