

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 October 2024

Application Number: 242081

Location: West Greylake, Part Lane, Riseley, Wokingham, RG7 1RU

Proposal: Householder application for the proposed garage conversion to a residential annex with the erection of a single storey link extension following the demolition of the existing workshop.

Recommendation: Refused

Reasons

1. The proposed annexe, by virtue of its location, combination of its scale and facilities to be provided, along with its proposed occupation/use, is tantamount to a new dwelling with limited functional or physical dependency on West Greylake. As such, it would result in a significant detrimental impact to the spacious rural character and appearance of the Countryside and subsequently fails to maintain and enhance the quality of environment, contrary to the NPPF (2023), policies CP1, CP3 and CP11 of the Core Strategy (2010) and the Borough Design Guide (2012).

2. The proposed development would result in a detrimental impact to the character and appearance of the countryside and the rural character of Part Lane by reason of the size, scale and footprint of the extension. It would result in an excessive and incongruous expansion and accumulation of development across a site within a sensitive rural location in the countryside. The development results in an inappropriate increase in scale form and footprint of the original building. The development is therefore contrary to policies CP1, CP3 and CP11 of the Core Strategy (2010), policy TB21 of the Managing Development Delivery Local Plan, sections 12 and 15 of the NPPF (2023) and the advice contained in the Borough Design Guide (2012).

Informatives

1. This decision is in respect of the drawings and plans numbered (BA 0282 02) (BA 0282 03 A) received by the Local Planning Authority on 13/08/2024.

Recommendation and conditions/reasons agreed:

Date: 15 October 2024

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