

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 4 March 2026

Application Number: 253154

Location: 15 Bythorn Close, Earley, Wokingham, RG6 3BH

Proposal: Householder application for the proposed erection of a garage conversion, first floor side extension, single storey rear extension alongside changes to fenestration.

Recommendation: Refused

Reasons

1. The proposed development will result in a cramped, incongruous and contrived form of development that would fail to respect the simple character, appearance and spatial characteristics of the property and the neighbouring houses, by reason of its size, scale, massing, proximity to the boundaries and design. The proposed development is contrary to policy CP1 and CP3 of the Core Strategy, the Borough Design Guide SPD and section 12 of the NPPF.
2. The proposed development would have a detrimental impact on the amenity of the occupants to the south at 14 Bythorn Close by reason of an over-dominant and overbearing impact; a detrimental sense of excessive enclosure; loss of light; and a perception of overlooking, contrary to policy CP1 and CP3 of the Core Strategy, the Borough Design Guide SPD and section 12 of the NPPF.
3. The application site is within Flood Zone 2 and the development would introduce further built form and habitable accommodation into an area at risk of flooding. In the absence of a site-specific Flood Risk Assessment demonstrating an acceptable impact and that flooding won't be increased elsewhere, the proposed development is contrary to MDD Local Plan Policy CC09 and CC10, Core Strategy policy CP1(9), section 14 of the NPPF and PPG relating to Flood Risk and Coastal Change.
4. In the absence of any arboricultural assessment or supporting technical information, the application fails to demonstrate that the proposed development would not result in harm to a tree with high amenity value. The proposed development is contrary to Core Strategy policy CP1 and CP3, MDD Local Plan policy CC03, The Borough Design Guide SPD, The British Standard 5837:2012, sections 12 and 15 of the NPPF and section 197 of the Town and Country Planning Act.

Informatives

1. This decision is in respect of the drawings and plans numbered (BC-01 Location and Block Plan), (BC-02 Existing Plans), (BC-03 Existing Roof Plan), (BC-04 Existing Elevations), (BC-05 Proposed Plans), (BC-06R Proposed Elevations), received by the Local Planning Authority on 29/12/2025.

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: *MC*

Date: 04.03.2026

REMEMBER - The earliest date for a decision on this application is: **28 January 2026**