

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 July 2025

Application Number: 250150

Location: 3 Fawcett Crescent, Woodley, Wokingham, RG5 3HX

Proposal: Householder application for the proposed two storey front, side and rear extension, plus changes to fenestration and the conversion of the roof into habitable living accommodation.

Recommendation: Refused

Reasons

1. By virtue of its excessive width, forward projection, and unsympathetic design, the proposed two storey front, side and rear extension would fail to respect the existing character and appearance of the dwelling and would unacceptably unbalance the symmetrical appearance of the semi-detached pair, which forms part of the established rhythm and coherence of the street. As a result, the extension would appear as a discordant and overly dominant addition, at odds with the prevailing character of Fawcett Crescent, and is therefore contrary to policies CP1 and CP3 of the Core Strategy, Section 4 of the Borough Design Guide, Section 12 of the National Planning Policy Framework, and Section B1 of the National Design Guide.

Informatives

1. This decision is in respect of the drawings and plans numbered and titled Site Block Plan, RDO/2/2/A/3/D3ppB and RDO/2/2/A/3/D4ppA received by the Local Planning Authority on 24/01/2025 and 07/05/2025.

Recommendation and conditions/reasons agreed: *MC*

Date: 08.07.2025

REMEMBER - The earliest date for a decision on this application is: **29 May 2025**