

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 March 2025

Application Number: 250109

Location: The Furze Workshops, Dunt Avenue, Hurst, Wokingham, RG10 0SY

Proposal: Full application for proposed change of use of the existing building and associated land to a car sales garage. (Retrospective).

Recommendation: Refused

Reasons

1. The use of the land and building as a car sales and maintenance business and associated outdoor storage of vehicles constitutes an inappropriate and unsustainable form of development in an unsustainable location which fails to maintain the quality of the environment and is detrimental to the character and appearance of the countryside and amenity of the area. The development comprises an incongruous features within the countryside setting and is harmful to the undeveloped character and amenity of the wider area. The proposal is contrary to Core Strategy policies CP1, CP3 & CP11 (2010), MDD Local Plan Policies CC01 & CC02 (2014), the National Planning Policy Framework (2024), and the advice and guidance contained in the Borough Design Guide (2012).

2. The introduction of a commercial enterprise in this remote, rural location, for which there is inadequate justification, will have a harmful urbanising effect in this countryside location. The encroachment away from the original buildings and large expanse of outdoor vehicle storage and parking represents inappropriate development in the countryside. This is contrary to the National Planning Policy Framework (2024), Policies CP1, CP3 and CP11 of the Core Strategy (2010), Policies CC02, CC03 and TB21 of the Managing Development Delivery Local Plan (2014) and the advice and

guidance contained in the Borough Design Guide (2012).

Informatives

1. This decision is in respect of the drawings and plans numbered (MLP/02) (MLP/03) (MLP/01) received by the Local Planning Authority on 20/01/2025 & 23/01/2025.

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.

HMM

Recommendation and conditions/reasons agreed:

Date: 19 March 2025

REMEMBER - The earliest date for a decision on this application is: **17 February 2025**