

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 January 2026
Application Number: 252385
Location: 2 Bigshotte Court, Wokingham, RG45 6WR
Proposal: Householder application for the proposed erection of a detached single-storey outbuilding.
Recommendation: Refused

Reasons

1. The outbuilding and associated foundations will have a detrimental effect on the protected large mature off-site Oak to the east of the site (TPO 0368/1988) as well as other smaller trees within the site which are protected by a woodland TPO 1369/2010. It will require the removal of trees and hedgerow plants that have been planted as part of the approved landscape plan of consent 230283. Also, no arboricultural information has been submitted. The proposed development conflicts with policies CP1 and CP3 of the Core Strategy and MDD Local Plan policy CC03 and TB21.

Informatives

1. This decision is in respect of the drawings and plans numbered

WH/2BC/P/01, WH/2BC/P/02, WH/2BC/P/03, WH/2BC/P/04 & WH/2BC/P/05 received by the Local Planning Authority on 03/10/25.

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: *JMM*

Date: 15 January 2026

REMEMBER - The earliest date for a decision on this application is: **31 October 2025**