

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 August 2025

Application Number: 251180

Location: Brandywell, Spring Lane, Swallowfield, Wokingham, RG7 1SU

Proposal: Householder application for the proposed garden shed (part retrospective).

Recommendation: Refused

Reasons

1. The proposed development would result in an inappropriate increase of development away from the existing dwelling and its lawful curtilage resulting in an urbanising encroachment that would harm the countryside character and appearance of the area. The proposal is contrary to policy CP1, CP3 and CP11 of the Core Strategy, CC01, CC02, CC03 and TB21 of the MDD Local Plan and sections 12 and 15 of the NPPF.

Informatives

1. This decision is in respect of the drawings and plans numbered 51A, 52, 53A, 54, 55 and 56 received by the Local Planning Authority on 18/05/2025 and 10/07/2025.
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, pre-application advice was not sought. Discussion took place in trying to find a solution, but no solution was possible.

Recommendation and conditions/reasons agreed:

Date: 30.7.25

REMEMBER - The earliest date for a decision on this application is: **23 July 2025**