

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 July 2026

Application Number: 260923

Location: Owl End, Willow Lane, Wargrave, Wokingham, RG10 8LG

Proposal: Householder application for the proposed erection of a garage

Recommendation: Refused

Reasons

1. The proposed erection of a detached outbuilding does not fall within any exception set out in the NPPF. The proposal is considered to be inappropriate development within the Green Belt and by definition would be harmful to the openness of the Green Belt and the purposes of including land within it. The proposal has failed to demonstrate any special circumstances exist to outweigh the harm to the Green Belt. Even if the proposal were accepted as an extension for the purposes of paragraph 154(c), it would represent a disproportionate addition when considered cumulatively with the substantial historic enlargements of the dwelling. The proposal is therefore contrary to policies CP1, CP3 CP12 of the Core Strategy and TB01 of the Managing Development Delivery Local Plan and the National Planning Policy Framework.

Informatives

1. This decision is in respect of the drawings and plans numbered 9420 BP2, 9402/OE/L03, HV/9402, 052-100 and 022-101 received by the local planning authority on 16/04/2026 and 07/05/2026.

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:

A handwritten signature in purple ink, appearing to be 'Aje'.

Date: 15/07/26

REMEMBER - The earliest date for a decision on this application is: **30 May 2026**