

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 4 February 2025

Application Number: 243077

Location: 47 Marks Road, Wokingham, RG41 1NR

Proposal: Householder planning application for a 1st floor side extension above existing garage, part two-storey part single-storey rear extension, and conversion of garage to habitable accommodation, with change of roof to front elevation to pitch-tiled.

Recommendation: Refused

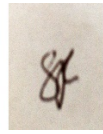
Reasons

1. By virtue of the scale, size, massing and disproportionate design of the proposed development, the proposal would generate a detrimental impact on the character and appearance of the main dwelling and the immediate street scene, contrary to Core Strategy policy CP1 and CP3; MDD Local Plan policy CC01 and TB06; the Borough Design Guide SPD and sections 2 and 12 of the NPPF.
2. By virtue of the proposed excessive bulk, depth and proximity to the side property boundary to no. 49 Marks Road, the proposed development would create an unacceptable overbearing impact contrary to Core Strategy Policy CP1, CP3, MDD Local Plan Policy CC01, TB06, the Borough Design Guide SPD and section 12 of the NPPF.

Informatives

1. This decision is in respect of the drawings and plans numbered/named 'Site Plan', 'Parking Plan', FE 1, RE 2, RP 5, GFP 6, FFP 7, SE 3 and HSE 4 received by the Local Planning Authority on 05/12/2024 and 10/12/2024.
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.
3. The application site is located in an area suitable for bat roosts and changes are proposed to the main roof. Bat roosts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Permission cannot be granted for works without the full knowledge that bats would not be impacted by the works and this can only be determined with a bat survey. A bat survey cannot be added as a condition and would need to be provided prior to determination.

Recommendation and conditions/reasons agreed:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 30.1.25

REMEMBER - The earliest date for a decision on this application is: **6 January 2025**