

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 January 2026

Application Number: 252334

Location: Bird Place, Henley Bridge, Henley On Thames, Wokingham, RG9 2LN

Proposal: Householder application for the proposed erection of single storey rear extension with basement following demolition of existing rear lean-to extension, rear roof terrace, lowering of basement floor and changes to fenestration.

Recommendation: Refused

Reasons

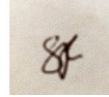
1. In the absence of sufficient information and by reason of the development's scale, massing and overall design, the proposals would fail to conserve or enhance the important character and special architectural and historic interest of Bird Place as a Grade II Listed Building, for which no adequate justification has been provided. As such, there would be undue harm to the significance and appearance of the listed building and its setting. The proposal would therefore be contrary to Policies CP1 and CP3 of the Core Strategy, Policy TB24 of the MDD Local Plan and Section 16 of the National Planning Policy Framework.

2. By reason of the development's scale, massing and overall design, the proposals would fail to conserve or enhance the historic settings of the Remenham Bridge Conservation Area, Henley Conservation Area and Henley Bridge, a Grade I Listed Structure, consequently harming their special architectural and historic interests. The proposal would therefore be contrary to Policies CP1 and CP3 of the Core Strategy, Policy TB24 of the MDD Local Plan and Section 16 of the National Planning Policy Framework.

Informatives

1. 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 sought and advice was given regarding the proposals, stating that future submissions would need to be accompanied by sufficient information/detail to justify the acceptability of the development. Upon review of the application submission by the Built Heritage Officer, they concluded that the nature of the proposals, and the lack of information associated with them, was unacceptable and required further assessment.

Recommendation and conditions/reasons agreed:

A small, square, light-colored sticker with a handwritten signature in dark ink, placed over the end of the 'Recommendation and conditions/reasons agreed:' line.

Date: 30.1.26

REMEMBER - The earliest date for a decision on this application is: **4 November 2025**