

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 May 2025

Application Number: 250666

Location: 20 Culver Lane, Earley, Wokingham, RG6 1DT

Proposal: Householder application for the proposed erection of 2 no detached outbuilding's (part - retrospective).

Recommendation: Refuse and enforce

Reasons

1. Individually and cumulatively, the proposed outbuildings would by reason of their excessive scale, height, massing and inappropriate siting forward of the established building line along Eastcourt Avenue, result in an overly dominant, incongruous and visually intrusive form of development. From many locations along Eastcourt Avenue, the proposed outbuildings would read as one continuous form of development forward of the established building line that would significantly detract from the visual amenity of the character and appearance, pattern of development and spatial qualities of the immediate vicinity, contrary to Policies CP1 and CP3 of the Core Strategy, Section 12 of the National Planning Policy Framework, the National Design Guide, and Section 4 of the Borough Design Guide Supplementary Planning Document.

Informatives

1. This decision is in respect of the drawings and plans numbered 23A, 22A, 21A and 16 received by the Local Planning Authority on 19/03/2025.
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, 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: 16/05/25

REMEMBER - The earliest date for a decision on this application is: **11 April 2025**