

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 18 December 2025

Application Number: 252584

Location: 544 Wokingham Road, Earley, Wokingham, RG6 7JB

Proposal: Householder application for the proposed erection of a single-storey side and rear extension with a dual-pitched tiled roof and rendered external walls to match the existing dwelling, incorporating new fenestration to the side and rear elevations, following the demolition of the existing garage.

Recommendation: **Refuse**

Reasons:

1.
The proposed development, by reason of its size, scale, layout and intended use, would not constitute a subordinate extension to the existing dwelling and instead would facilitate the effective subdivision of the property into two self-contained and independent dwellings. The resulting subdivision would unbalance the existing pair of semi-detached dwellings and would cause harm to the character and appearance of the host property, its adjoining semi-detached neighbour and the area. The creation of an additional dwelling cannot be approved under a householder application, as the proposal has not been submitted using the correct application type, is accompanied by an incorrect fee, and lacks the necessary supporting information required to assess anew residential unit. The proposal is therefore contrary to Policies CP1 and CP3 of the Core Strategy, Policy TB06 of the MDD Local Plan, Section 4 of the Borough Design Guide and Section 12 of the National Planning Policy Framework.

Informatives:

1. This decision is in respect of the drawings and plans numbered (25/974-03 Location Plan), (25/974-04 Site Plan), (25/974-01 Existing Plans and Elevations), (25/974-02 Proposed Plans and Elevations) received by the Local Planning Authority on 23/10/2025.

2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed 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: *MC*

Date: 18.12.2025

REMEMBER - The earliest date for a decision on this application is: **18 November 2025**