

HOUSEHOLDER
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 May 2025

Application Number: 242859

Location: 2 Riverside, Wargrave Road, Remenham, Wokingham, RG9 3JD

Proposal: Householder application for the proposed installation of a pitched roof with rooflights to replace the existing flat roof and canopy, plus changes to fenestration.

Recommendation: Refused

Reasons

1. By virtue of its excessive volume, the proposal would result in a disproportionate increase to the size of the original dwellinghouse, which would be inappropriate development within the Green Belt and, by definition, harmful to its openness. Therefore, the proposed development is unacceptable in principle and no very special circumstances have been identified that would warrant a different decision being taken contrary to Policies CP12 of the Core Strategy; Policies CC01 and TB01 of the MDD Local Plan and guidance contained within Section 13 of the National Planning Policy Framework.

Informatives

1. This decision is in respect of the drawings and plans numbered 3956/203 Rev A and 3960/202 received by the Local Planning Authority on 12th November 2024; and 3956/200 Rev A received by the Local Planning Authority 3rd March 2025; and 3956/201 Rev C received by the Local Planning Authority 6th March 2025.

Recommendation and conditions/reasons agreed:

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

Date: 23/05/25

REMEMBER - The earliest date for a decision on this application is: **27 March 2025**