(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Power Investments Ltd
C/O Halson Mackley Partnership
4 Alexandra Road
Reading
Berkshire
RG1 5PD

Application Number: F/2001/3171

Parish: **WOKINGHAM**

Location: **Car Park, Denmark Street, Wokingham.**

Proposal: **Proposed erection of B1 Office building.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. The proposal would be detrimental to the character of the Wokingham Town Centre Conservation Area in which it is situated as it fails to respect the historic grain, layout and appearance of the Conservation Area by reason of its indicative siting and design. It also fails to respect the established relationship between buildings, which is concentrated on the road frontages. As such, it is contrary to policy EN5 of the Berkshire Structure Plan, policies SBE12, SBE14 and SBE15 of the South East Area Local Plan and to Policies WOS10, WHE2 and WHE4 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason
2. The proposed office development would appear overdominant and potentially result in loss of privacy to the residential properties known as Sale Garden Cottages. As such, the proposal would be contrary to policy EN1 of the Berkshire Structure Plan, policies SBE5 and SBE7 of the South East Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason

3. The proposed office development would result in additional speculative floorspace for which there is no identified need. As such it would be contrary to policy BU1 of the Berkshire Structure Plan, policies PSE1 and SE2 of the South East Area Local Plan and to policies WOS1, WOS3, WEM4 and WSH22 of the Wokingham District Local Plan (Deposit Draft) as modified.

Anna Cronin
Head of Planning & Transportation
Date: 23/10/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.