

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 26 March 2025

Application Number: 250141

Location: 91 Reading Road, Woodley, Wokingham, RG5 3AE

Proposal: Householder application for the proposed erection of an annexe to rear for use ancillary to the main dwelling.

Recommendation: Refused

Reasons

1. The proposed development would not be ancillary accommodation and would be tantamount to a new dwelling by reason of being a fully self-contained unit with day-to-day living facilities that is physically separated from the main house and would be occupied by two persons that currently live as one self-contained household off the site. The proposal would have a detrimental impact on the character and appearance of the area and would result in inappropriate development in a residential garden by reason of the creation of an uncharacteristically cramped form of tandem back land development that would be out of keeping with the locality. The application cannot be considered as householder development and the proposal would be contrary to policy CP1 and CP3 of the Core Strategy, TB06 of the MDD Local Plan, Section 4 of the Borough Design Guide and sections 5 and 12 of the NPPF.

Informatives

1. This decision is in respect of the drawings and plans numbered A01, 24/949-04, PP-04, PP-01 (PROPOSED ROOFTOP PLAN (ANNEX)), PP-01 (PROPOSED GROUND FLOOR PLAN), and PP13713009v1, received by the Local Planning Authority on 30/1/25, 28/01/24, and 22/01/25.

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, further information was submitted but there was no prospect of approving the application.

Recommendation and conditions/reasons agreed: *MC*

Date: 21.03.2025

REMEMBER - The earliest date for a decision on this application is: **20 February 2025**