

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 September 2026

Application Number: 261530

Location: Springwood House, The Ridges, Finchampstead, Wokingham, RG40 3TA

Proposal: Full application for the erection of 2no. buildings for storage of domestic grounds maintenance equipment, associated hard surfacing and erection of a fence (retrospective).

Recommendation: Refused

Reasons

1. The proposal represents unwarranted encroachment into, and urbanisation of, the countryside where cumulatively the development erodes the rural quality and character of the surrounding area and countryside. The proposal therefore fails to comply with policies S5 and DP3 of the NPPF, CP3 and CP11 of the Core Strategy, TB21 of the MDD and AHD1 of the Finchampstead Neighbourhood Plan.
2. The proposal fails to demonstrate that the development has not resulted in adverse harm to a priority habitat, contrary to policies CP3 and CP7 of the Core Strategy, TB23 of the MDD Local Plan, IRS5 of the Finchampstead Neighbourhood Plan and N2 of the NPPF.

Informatives

1. In reaching this decision, the Local Planning Authority took into account the following plans and documents:

Planning Statement prepared by Davis Planning Ltd

LP Rev A - Location Plan

Drawing 01 Rev A - Site Plan

Drawing 02 Rev A - Plan and Elevations Building 1

Drawing 03 Rev A - Plan and Elevations Building 2

Drawing 04 - Street Elevations

Received 29th June 2026, 29th July 2026 and 2nd September 2026

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 'Age' followed by a flourish.

Date: 16/09/26

REMEMBER - The earliest date for a decision on this application is: **19 August 2026**