

PERMISSION IN PRINCIPLE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 July 2026

Application Number: 261132

Location: Land Adjacent to Hucklebury, Waingels Road, Charvil, RG10 0UA

Proposal: Permission in principle application for the proposed erection of a maximum of 6 no. dwellings (or a minimum of 4 no. dwellings) including formation of access from Waingels Road.

Recommendation: Refused

Reasons

1. The proposed development is outside of and unrelated to any development limits and within the countryside, contrary to the spatial strategy and objectives of the development plan and to Policies CP1, CP3, CP6, CP9 and CP11 of the Core Strategy, Policies CC01, CC02, CC03 and TB21 of the MDD Local Plan and sections 2, 4, 9 and 15 of the NPPF.
2. The application site is within an unsustainable location that would not encourage a modal shift towards sustainable modes of transport, by reason of the countryside location outside of settlement limits, distances to facilities and services, lack of public transport links and poor quality of the walking/cycling environment, contrary to Policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy, Policies CC01 and CC02 of the MDD Local Plan and sections 8 and 9 of the NPPF.
3. The proposed development would have an unacceptable effect on the character and appearance of the area, by reason of the loss of undeveloped open green land within the countryside that contributes positively to the rural character and appearance of the area, contrary to policies CP1, CP3 and CP11 of the Core Strategy, and Policies CC03 and TB21 of the MDD Local Plan, the Wokingham Borough Landscape Character Assessment and section 15 of the NPPF.

Informatives

1. This decision is in respect of the Location Plan from ProMap received by the Local Planning Authority on 11.05.2026
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 and contrary

to a previous appeal decision on the site, it was considered that further discussions would

be unnecessary and costly for all parties.

Recommendation and conditions/reasons agreed: *MC*

Date: 10.07.2026

REMEMBER - The earliest date for a decision on this application is: **30 June 2026**