

PLANNING REF : 250666
PROPERTY ADDRESS : stephen.newton@wokingham.gov.uk
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SUBMITTED BY : Councillor Stephen Newton
DATE SUBMITTED : 02/04/2025

COMMENTS:

This property has been subject to several applications over the last 16 months:

Application 232494 - approved December 2023. This was a retrospective application after the entire front garden and wall had been removed and reduced in level. It also included a new outbuilding at the rear - same one they now want to add a car port to and create an "office" in the loft space. There was a later "non-material amendment" to the outbuilding (243086 approved December 2024) that included storage in the roof space of the outbuilding.

Application 240123 - approved March 2024. This converts the bungalow to a two storey house with an extension at the rear.

Application 243174 - approved January 2025. This appears to be the "garage".

Application No 250666 (19 March 2025) retrospective application for two detached outbuildings. This shows a gym & bathroom on the ground floor, a home office on the first floor and a car port. This is the larger building at the rear of the property. The original approval was for an outbuilding with the apex of the pitched roof at 4.3m. The new application shows the height of the apex as 5.5m, an increase of 1.2m. This is quite a bit taller at over 18 feet! The apex of the additional car port roof is shown as 4.5m (nearly 15 feet).

I do not believe that this would have been approved if the final design had been submitted at the outset - it would have been deemed excessive. By doing it in stages and submitting new and retrospective applications as work was done the applicant has sought to abuse the system.

If officers are minded to approve the application I request that it is called in for review by the Planning Committee.