

HOUSEHOLDER
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 January 2025
Application Number: 242833
Location: 57 Oakey Drive, Wokingham, Wokingham, RG40 2DT
Proposal: Householder application for proposed installation of 1No air source heat pump to the front of the dwelling.
Recommendation: Refused

Reasons

1. By virtue of its overall size, scale and inappropriate location within the front elevation of the dwelling, the proposed air source heat pump would appear a prominent and incongruous feature within the street scape, resulting in a harmful visual impact upon the character and appearance of the area, contrary to the NPPF, Core Strategy Policies CP1 and CP3.

Informatives

1. This decision is in respect of the drawings and plans numbered Location Plan PP-13483019v2; Proposed Site Plan J-47E890D0 02 Rev A & Proposed Elevations J-EEE8CDF9 04 Rev A received by the Local Planning Authority on 08/11/2024.

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.

A handwritten signature in grey ink, consisting of the letters 'JMM' in a stylized, cursive font.

Recommendation and conditions/reasons agreed:

Date: 17 January 2025

REMEMBER - The earliest date for a decision on this application is: **4 December 2024**