

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 May 2025

Application Number: 250467

Location: 299 Wokingham Road, Earley, Wokingham, RG6 7DU

Proposal: Full application for the proposed change of use of the land to allow installation of caravan for residential use, demolition of existing house, construction of front wall and gates and extension of existing dropped kerb. (part-retrospective)

Recommendation: Refused

Reasons

1. By virtue of the design, scale and quality, the front boundary pillars, walls and gates would be out of character in the street scene, contrary to Policy CP3 of the Core Strategy, Policy CC03 of the Managing Development Delivery Local Plan and Section 4, page 42 of the Borough Design Guide.
2. Insufficient information has been submitted to demonstrate that the entrance gates and widening of the dropped kerb would provide adequate visibility splays on either side of the access in the interests of Highways safety. This is contrary to Policy CP3 and CP6 of the Core Strategy.

Informatives

1. This decision is in respect of the drawings and plans numbered 1404/1/a, 1404/4/a, 1404/4/a and 1404/5/a received by the Local Planning Authority on 26/02/2025 and 16/04/2025.
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:

Date: 28.4.25

REMEMBER - The earliest date for a decision on this application is: **27 March 2025**