

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 October 2024

Application Number: 242085

Location: 95 Hyde End Lane, Spencers Wood, Wokingham, RG7 1ES

Proposal: Householder application for the proposed erection of a two storey side extension, single storey front extension, single storey rear extension, loft conversion along with 1No dormer to create habitable accommodation, roof alterations and changes to fenestration.

Recommendation: Refused

Reasons

1. By reason of the development's excessive width, scale, massing and incongruous and complicated design, the proposal would result in disproportionately large and contrived addition to the existing dwelling that would subsequently misbalance the symmetry of the semi-detached dwelling pair, and to the detriment of the dwellings' attractive and simple built form, which is a characteristic of the immediate area. The proposals are therefore contrary to Policies CP1, CP3, CP11 and CP19 of the Core Strategy, policy CC01 of the MDD Local Plan, the Borough Design Guide SPD, the National Design Guide and sections 12 and 15 of the NPPF.

Informatives

1. This decision is in respect of the drawings and plans numbered 04, 05 Rev.A & 06 Rev.A received by the Local Planning Authority on 13/08/2024.
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.

Recommendation and conditions/reasons agreed: *MC*

Date: 25.09.2024

REMEMBER - The earliest date for a decision on this application is: **6 September 2024**