

PLANNING REF : 253109
PROPERTY ADDRESS : stephen.newton@wokingham.gov.uk
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SUBMITTED BY : Councillor Stephen Newton
DATE SUBMITTED : 12/03/2026

COMMENTS:

Having already constructed 2 large outbuildings on this site, this would further significantly reduce the back garden recreational space for such a substantial residence and it would be out of keeping with the area due to its large rendered walls.

Access to the garage

appears to be blocked by the proposed plans, which suggests that the garage is intended for use as separate accommodation and not be used as a garage at all.

Previous applications have indicated that soft landscaping will be implemented, I can't see any signs yet of this being done which calls into question how serious they really are about following through this time.

If the previous outbuildings had not been constructed this (or something like it) may have been acceptable, but it would completely dominate the street corner and be too substantial a property for the site.

If minded to approve this application I ask that it be called in for consideration at Planning Committee and if subsequently approved their should be conditions to ensure that no further expansion or extension be approved, soft landscaping must be installed (the proposal fails to take into account what has already been removed to facilitate the existing out buildings).

Conditions should cover compliance with Policy TB06 Development of Private Residential Gardens, which states in a) iv) Providing appropriate soft landscaping, ...particularly at boundaries. appropriate landscaping.