

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 15 August 2025

Application Number: 251470

Location: 1 Halstead Close, Woodley, Wokingham, RG5 4LD

Proposal: Full application for the proposed subdivision of the site and erection of a first floor side extension to form 1 no. three bedroom dwelling with associated parking and amenity space.

Recommendation: Refused

Reasons

1. By reason of the unacceptable position of the proposed dropped crossing, the proposal would fail to meet satisfactory visibility splays and would not provide a safe or suitable vehicular access for the proposed dwelling. This would create unacceptable impact on highway safety for future occupiers and other users of the highway and footway contrary to policies CP6 of the Core Strategy (2010) and CC07 of the Managing Development Delivery Local Plan (2014) and paragraphs 115 & 116 of the National Planning Policy Framework (2024).

Informatives

1. 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.

2. This decision is in respect of the drawings and plans numbered

P/MAH/2025/008 received on 31 July 2025.

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

Recommendation and conditions/reasons agreed:

Date: 14 August 2025

REMEMBER - The earliest date for a decision on this application is: **14 July 2025**