

PLANNING REF : 251020
PROPERTY ADDRESS : 9 Primrose Lane
: Winnersh, Wokingham
: RG41 5UR
SUBMITTED BY : St Nicholas Hurst Parish
DATE SUBMITTED : 22/05/2025

COMMENTS:

St Nicholas Hurst Parish Council objects to application 251020 for the following reasons:

There are a number of vagaries within the application, namely:

- the illustration of the existing building supplied with the application bears little similarity to the building that actually exists. This has only one enclosed garage with a car port open on two sides. The roof has an unbroken continuous ridge whereas the drawing shows it with a single Dutch gable which would be repeated in the new building. The application summary states; "The conversion will mostly consist of internal fitting-out with external changes limited to the infilling of the existing garage doors and the insertion of new windows as shown in the accompanying plans."

- Under the heading "Materials" the applicant states that the building will be faced with brickwork. In view of the absence of wall and door for the car port area this suggests that the proposal will require the construction of a completely new building.

- To the question "Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?" the applicant has responded "No" which is incorrect.

- In answer to the question; "Will any trees or hedges need to be removed or pruned in order to carry out your proposal?" the answer was "No". In reality it is less than 1 metre from a mature sycamore/maple (type unknown). In addition, a mature birch tree is growing approximately 2 metres from the front corner of the garage. A number of tall conifers are also growing well within falling range of the proposed construction.

- Any increase in traffic using the track to access or leave the parking areas from Broadcommon Lane will add to the potential hazard on an already dangerous road.

For the reasons above, the Parish Council requests that permission be refused.

However, if WBC is minded to approve permission, a condition must be that the building remains ancillary to the main property.