

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 May 2026

Application Number: 260569

Location: 9 Tamworth Close, Earley, Wokingham, RG6 4EQ

Proposal: Householder application for the proposed erection of a single storey front/side and a two storey rear extensions along with garage conversion and changes to fenestration following demolition of existing conservatory.

Recommendation: Refused

Reasons

1. The proposed two-storey rear extension would result in unacceptable harm to the amenity of neighbouring occupiers. The development would introduce first-floor rear-facing windows in close proximity to the rear private amenity area of No. 16 Cannock Way, resulting in overlooking and loss of privacy. Furthermore, the scale, depth and proximity of the extension would have an overbearing impact on No. 18 Cannock Way, leading to a loss of light and an unacceptable sense of enclosure. These impacts would materially harm the living conditions of neighbouring occupiers, contrary to Section 12 of the National Planning Policy Framework (2024), Policies CP1 and CP3 of the Wokingham Core Strategy, and the guidance set out in Section 4 of the Borough Design Guide SPD.

Informatives

1. This decision is in respect of the drawings and plans

labelled/numbered Location Plan, 9 TC E01aa, 9 TC E01, 9 TC E02, 9 TC E03, 9 TC E04, 9 TC E05, 9 TC E06, 9 TC E07, 9 TC E08, 9 TC PP01aa, 9 TC PP01, 9 TC PP02, 9 TC PP03, 9 TC PP04, 9 TC PP05, 9 TC PP06, 9 TC PP07 & 9 TC PP08 received by the Local Planning Authority on 06/03/26 & 13/06/26.

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.

3. The site boundary on the site plan (ref: 9 TC PP01aa) does not match red line shown on location plan. However, it would appear that the development would be within the entire ownership of the applicant's land.

Recommendation and conditions/reasons agreed:

HMM

Date: 6 May 2026

REMEMBER - The earliest date for a decision on this application is: **3 April 2026**