

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 November 2024

Application Number: 242189

Location: Norton Road Riseley, RG7 1SH

Proposal: Full application for the proposed erection of 1 No detached dwelling with associated parking and landscaping following the demolition of the existing dwelling.

Recommendation: Refused

Reasons

1. The proposed development would result in the loss of trees and vegetation on the green verge along the site's northern boundary that would adversely harm the visual amenity and character of the street scene which currently provides an important green buffer marking the boundary between the borough boundaries. The proposal is therefore contrary to Core Strategy policies CP1 & CP3 and MDD Local Plan policies CC03 and TB21 and Section 12 of the NPPF.
2. The proposal fails to demonstrate that existing trees on site (T14, T15, T6 and T7 as defined within the submitted Arboricultural Survey and Impact Assessment) would not be adversely impacted on by the development footprint contrary to Policy CC03 of the MDD Local Plan and BS5837:2012.

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 (9332 -214 Rev2), (9332-212 Rev2), (13), (9332-205 Rev2), (9332-206), (9332-209 Rev2), (9332-210 Rev01), (9332-211), (9332-215), (9332- 216), (9332-217), received by the local planning authority on 27/08/2024.

Recommendation and conditions/reasons agreed:

Date: 28/11/24

REMEMBER - The earliest date for a decision on this application is: **9 October 2024**