

PERMISSION IN PRINCIPLE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 June 2025

Application Number: 251124

Location: Land at Lands End House, Beggars Hill Road, Lands End, Twyford, RG10 0UD

Proposal: Permission in principle application for the proposed erection of 1 no. detached dwelling.

Recommendation: Refused

Reasons

1. The proposal represents inappropriate development, outside the development limits within designated countryside, which is contrary to the spatial objectives of the development plan. The proposal as a whole would not fall into any of the exceptional categories, as identified by CP11 of development plan, and is unacceptable in principle. The proposed dwelling, along with car parking, hardstanding and garden fails to integrate with the surrounding countryside. There will be a detrimental visual and urbanising

impact on the landscape and the character and appearance of the area in general and surrounding countryside in particular. The proposal is therefore contrary to policies CP1, CP3, CP9 and CP11 of the Core Strategy (2010), policies CC021, CC02, CC03 of the Managing Delivery Document (2014) the Borough Design Guide (2012) and the National Planning Policy Framework (2024).

2. The site is not sustainable in transport terms with regards to its location and access to day-to-day services and facilities. Future residents of the development would also not have access to a good standard of bus service and would not have an attractive walking or cycling routes/environments when outside the site. The proposal will therefore result in high dependence on private vehicle use and represents an unsustainable development, contrary to policies CP1, CP3 and CP6 of the Core Strategy and policy CC01 of the Managing Delivery Document, and paragraphs 110 and 115 of the National Planning Policy Framework (2024).

3. The proposed development would fail to protect and enhance the Loddon Valley Valued Landscape and would have a harmful impact on the open and rural character of the area and verdant landscape B1 Loddon River Valley with Open Water landscape character area. This is contrary to paragraph 187 of the National Planning Policy Framework (2024), CP1 and CP3 of the Core Strategy (2010) and CC03 and TB21 of the Managing Development Delivery Local Plan (2014).

4. The proposed development is located partly within a protected woodland designated under Tree Preservation Order TPO-1611-2017, classified as a 'Woodland' TPO. The proposal would result in the loss and/or deterioration of

protected trees, including self-seeded saplings and understorey vegetation, through direct removal, soil compaction, and root disturbance associated with construction, access, and residential use. No aboriginal information or tree constraints plan has been submitted with the application and insufficient information has been provided with regards to the on site veteran trees. As such, the proposal is contrary to policies CP1, CP3 and CP11 of the Core Strategy (2010) and policies CC03 and TB21 of the Managing Development Delivery Local Plan (2014), the Borough Design Guide SPD (2012), the Wokingham Borough Landscape Character Assessment (2019), and section 15 of the NPPF (2024).

Informatives

1. This decision is in respect of the drawings and plans numbered (P100) (P101) received by the Local Planning Authority on 12/05/2025.
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, pre-application advice was sought and advice was given regarding the proposal being unacceptable. 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.



Recommendation and conditions/reasons agreed:

Date: 16 June 2025

REMEMBER - The earliest date for a decision on this application is: **4 June 2025**