

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 July 2025

Application Number: 250396

Location: Barn 1, Newlands Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH

Proposal: Householder application for the proposed single storey side and rear extension, including a roof lantern.

Recommendation: Refused

Reasons

1. The proposal would result in an unacceptable and unjustifiable loss of historic fabric and plan form of the designated heritage asset, which would have an adverse impact upon the character and appearance of the Conservation Area. The harm identified is not outweighed by any public benefits as per paragraph 215 of the NPPF. The proposal therefore conflicts with Policies CP3 and CP11 of the Core Strategy and Policy TB24 of the Managing Development Delivery local plan.

2. The removal of a large section of hedgerow along the site's boundary with Sindlesham Road would have an unacceptable impact on the character of the area. The proposal therefore conflicts with Policies CP1 and CP3 of the Core Strategy and Policy CC03 of the Managing Development Delivery local plan.

3. The submitted Preliminary Roost Assessment recommends that three dusk emergence surveys be undertaken and these have not been provided, resulting in a lack of essential ecological information. It therefore has not been adequately demonstrated as part of this application that the proposal would have an acceptable impact on bats, which are a European Protected Species. The application is therefore contrary to CP7 of the Core Strategy and Policy TB23 of the Managing Development Delivery Local Plan.

Informatives

1. This decision is in respect of the drawings and plans numbered (SM.006), (SM.005), (SM.004), (SM.002), received by the Local Planning Authority on 19/02/2025.

A handwritten signature in cursive script, appearing to read 'HMM'.

Recommendation and conditions/reasons agreed:

Date: 31 July 2025

REMEMBER - The earliest date for a decision on this application is: **3 May 2025**