

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 21 January 2025

Application Number: 242980

Location: 162a Nine Mile Ride, Finchampstead, Wokingham, RG40 4JA

Proposal: Householder application for the proposed detached double garage.

Recommendation: Refused

Reasons

1. By virtue of its excessive scale and inappropriate siting forward of the principal building line, the proposal would have an intrusive visual impact on the street scene and Green Route, and harmful impact to the predominant character of the surrounding area, one which is of open views to the front elevations of detached dwellings. The proposal would introduce an overly dominant built form in the streetscene detracting from the character and appearance of the host dwelling. This is contrary to National Planning Policy Framework (2024), Core Strategy (2010) policies CP1 and CP3, Policies CC03 and TB21 of Adopted Managing Development Delivery Local Plan (2014), the advice and guidance contained in the Borough Design Guide (2012) and Policy D3 1b of the Finchampstead Neighbourhood Development Plan (2023)

Informatives

1. This decision is in respect of the drawings and plans numbered (D3021-01 A) (D3021-02 A) received by the Local Planning Authority on 26/11/2024.
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.

AMM

Recommendation and conditions/reasons agreed:

Date: 16 January 2025

REMEMBER - The earliest date for a decision on this application is: **18 December 2024**