

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 February 2026

Application Number: 252928

Location: 60 Rochester Avenue, Woodley, Wokingham, RG5 4NB

Proposal: Householder application for the proposed erection of a two storey side extension following demolition of the existing car port.

Recommendation: Refused

Reasons

1. The proposed development, by reason of its poor design, excessive form and scale and inappropriate proximity to the site boundary, would result in an incongruous, cramped and contrived form of development within Rochester Avenue, causing a potential terracing effect and significant harm to the visual amenity of the existing semi-detached houses and the wider character of the area. The proposal is contrary Core Strategy Policy CP1, CP3, MDD Local Plan Policy CC01, and with design-based guidance advocated within The Borough Design Guide SPD and section 12 of the NPPF.

Informatives

1. This decision is in respect of the drawings and plans numbered 410-03 and 393-02 received by the Local Planning Authority on 8th December 2025 and 410-02 Rev A received by the local planning authority on 12th December 2025.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje'.

Date: 04/02/26

REMEMBER - The earliest date for a decision on this application is: **8 January 2026**