

Date: 28 May 2025
Application: 250594



**WOKINGHAM
BOROUGH COUNCIL**

Mr Matthew Miller
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Development Management &
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Dear Mr Matthew Miller,

PRIOR NOTIFICATION RESPONSE

Application Number: 250594

Site Address: Five Ten Apartments, Reading Road, Winnersh, Wokingham, RG41 5PX

Proposal: Prior approval submission for erection of 3no. dwellings forming apartments through upwards extension to existing detached block of flats following removal of existing apartment.

Wokingham Borough Council hereby confirm that **prior approval is required and is not given** for the proposed development at the address shown above, as described by the description shown above and in accordance with the information that the developer provided to the Local Planning Authority, due to the following reason(s):

Reasons

1. The proposed development fails to comply with A.2 (e) as the external appearance of the building would fail to maintain the quality of the environment by reason of its excessive scale/height in a narrow residential plot, contrary to policies CP1 and CP3 of the Core Strategy 2010, the Borough Design Guide Supplementary Planning Document 2012 and the National Planning Policy Framework.
2. The proposed development fails to comply with A.2 (g) as the proposed development, by reason of its scale/massing, would cause adverse overbearing impacts onto nos. 508 and 512 Reading Road, to the detriment of the occupiers' amenities. The development is therefore contrary to policies CP1 and CP3 of the Core Strategy 2010, the Borough Design Guide Supplementary Planning Document 2012 and the National Planning Policy Framework.

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning

permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf](https://www.planningportal.co.uk/forms/5-notice-of-chargeable-development.pdf) ([planningportal.co.uk](https://www.planningportal.co.uk)) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth