

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 March 2025

Application Number: 250058

Location: Land opposite 136-144 Wargrave Road, Twyford, RG10 9PN

Proposal: Application to vary conditions 1 and 4 of planning consent 202499 granted under appeal reference APP/X0360/W/21/3288874 dated 17/10/2022 for the proposed demolition of existing building and change of use of land for the stationing of a mobile home for residential purposes (one Gypsy and Traveller pitch) and the erection of a single storey utilities building. Condition 1 relates to occupation by named persons for a temporary period and condition 4 to the approved plans, and the variation is to remove or amend the personal permission and remove the temporary time period, and for changes to the site layout and landscaping.

Recommendation: Refused

Reasons

1. The proposal constitutes inappropriate development within the Green Belt and would result in harm to the openness of the Green Belt. The development is therefore contrary to the NPPF (2024), PPTS, Policy TB01 of the Managing Development Delivery Local Plan and Policy CP12 of the Core Strategy.
2. The proposals represent development outside of settlement limits within the designated countryside which is contrary to the spatial objectives of the Development Plan. The development as a whole would not fall into any of the exceptional categories as identified by CP11 of the Development Plan and therefore is unacceptable in principle. This is contrary to the NPPF (2024), PPTS and Policies CP1, CP3, CP9 and CP11 of the Core Strategy.
3. By reason of poor design, urbanising appearance and landscape reduction, the proposed development poses significant adverse harm to the character and appearance of the Countryside, Green Belt and Twyford Chalk Lowlands landscape character area within this otherwise rural and open environment. The proposal is therefore contrary to the NPPF (2024), Policies CC03, TB10 and TB21 of the Managing Development Delivery Local Plan, Policies CP1, CP2, CP11 and CP12 of the Core Strategy and the Twyford Neighbourhood Plan.
4. The proposed development is located within the RPA of native trees, which would detrimentally impact their health and lifespan, further resulting in a loss of

landscaping features of amenity value on site. It is therefore contrary to the NPPF (2024), Policies CC03 & TB21 of the Managing Development Delivery Local Plan, Policies CP1 and CP3 of the Core Strategy and the Twyford Neighbourhood Plan.

Informatives

1. 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 13.03.2025

REMEMBER - The earliest date for a decision on this application is: **6 February 2025**