

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 August 2026

Application Number: 261378

Location: 8 Barford Drive, Wokingham, RG40 5AR

Proposal: Householder application for the proposed erection a side dormer to facilitate loft conversion to habitable accommodation along with changes to fenestration.

Recommendation: Refused

Reasons

1. The proposed development will result in an incongruous and contrived form of development that would fail to respect the character, appearance and characteristics of the property and the neighbouring houses, by reason of its size, scale, massing and design. The proposed development is contrary to policy CP1 and CP3 of the Core Strategy, the Borough Design Guide SPD and Section 12 of the NPPF.

Informatives

1. This decision is in respect of the drawings and plans numbered (420-03 Location Plan), (420-01 Proposed Plans and Elevations) , (420- 02 REV A Block Plan), (420-05- Existing Plans and Elevations) received by the Local Planning Authority on 11/06/26 and 16/06/26.

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.

Recommendation and conditions/reasons agreed: *MC*

Date: 12.08.2026

REMEMBER - The earliest date for a decision on this application is: **9 July 2026**