

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 December 2025

Application Number: 252343

Location: 10 Mitchell Way, Woodley, Wokingham, RG5 4NQ

Proposal: Full application for the proposed change of use of amenity land to residential garden including alterations to boundary fence, plus the erection of a single storey front extension, single storey rear extension and changes to fenestration.

Recommendation: Refused

Reasons

1. The proposed change of use of existing amenity land to residential garden, facilitated by a new timber boundary fence positioned closer to the highway, would have a materially harmful impact on the character and appearance of the area by reason of; the loss of important landscaped amenity space and the open corner that contributes to the openness between Mitchell Way and Dowding Close; and, the harsh enclosure within the street scene created by the re-positioned close boarded timber fence close to the highway on this corner. The proposal is therefore contrary to Section 12 of the NPPF, policies CP1 and CP3 of the Core Strategy (2010) and Policy CC03 and TB21 of the Managing Development Delivery Local Plan (2014) and the National Design Guide (2021) and the Borough Design Guide Supplementary Planning Document (2012).

2. Insufficient information has been submitted to demonstrate that the proposed boundary fence would not obstruct the required vehicle and pedestrian visibility splays on Dowding Close. Consequently, the development would likely compromise sightlines and pose a potential risk to highway safety. The proposal would be contrary to Core Strategy policies CP1, CP3 and CP6 of the Core Strategy (2010) and section 9 of the NPPF.

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.

2. This decision is in respect of the drawings and plans numbered P1646 -01, P1646-02 and P1646-03 received by the Local Planning Authority on 30/09/2025 and 21/10/2025.

Recommendation and conditions/reasons agreed: *MC*

Date: 10.12.2025

REMEMBER - The earliest date for a decision on this application is: **12 November 2025**