

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



Expiry Date: 8 November 2024

Application Number: 242330

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

Proposal: Application to vary conditions 1 and 4 of planning consent 202499 (allowed on appeal APP/X0360/W/21/3288874) 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 along with access. Condition 1 attaches the permission to a named occupier, and the variation is to change this to the current occupier. Condition 4 refers to the approved plans, and the variation is to amend the layout.

Recommendation: Refused

Reasons

1. The development constitutes inappropriate development within the Green Belt and would result in moderate harm to the openness of

the Green Belt. It has not been demonstrated that there are very special circumstances that would outweigh the harm identified. The development is therefore contrary to the NPPF (2023), PPTS, Core Strategy Policy CP12 and Managing Development Delivery Local Plan Policy TB01.

2. The proposal represents development outside of development limits within the designated countryside which is contrary to the spatial objectives of the development plan. The proposal as a whole would not fall into any of the exceptional categories, as identified by CP11 of development plan and is unacceptable in principle. This is contrary to the NPPF (2023), PPTS and policies CP1, CP3, CP9 and CP11 of the Core Strategy.

3. The proposed development is located outside of development limits within the designated countryside, Green Belt and Wargrave - Twyford Chalk Lowlands landscape character area. By virtue of the additional hard standing, re-located day room, entrance gate and

piers combined with the reduction of the site's landscape provision and open and verdant qualities, the proposal poses a significant adverse harm to the character of the and appearance of the Countryside, Green Belt and Twyford Chalk Lowlands landscape character within this otherwise rural and open environment. The proposal is therefore contrary to the NPPF (2023), Policies CP1, CP2, CP11 and CP12 of the

Core Strategy, MDD Local Plan Policies CC03, TB10 and TB21 and the Twyford neighbourhood plan.

4. In the absence of an arboricultural impact assessment, insufficient information has been submitted for the LPA to adequately assess the impact of the revised layout, re-located dayroom and increases in hard surfacing on the existing and proposed landscape features on site. The proposal is therefore contrary to the NPPF (2023), policies CC03 & TB21 of the Managing Development Delivery Local Plan 2014, Core Strategy policies CP1 and CP3.

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:

Date: 7 November 2024

REMEMBER - The earliest date for a decision on this application is: **8 October 2024**