

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 January 2025

Application Number: 242801

Location: 437 Finchampstead Road, Finchampstead, Wokingham, RG40 3RJ

Proposal: Householder application for proposed erection of a car port to facilitate parking.

Recommendation: Refused

Reasons

1. The proposed development by virtue of its location, design, scale and massing would be out of character in the street scene contrary to Policy CP3 of the Core Strategy, Policy D3 of the Finchampstead Neighbourhood Development Plan and Section 4, page 57 of the Borough Design Guide.
2. Insufficient information has been submitted to demonstrate that the proposed structure would cause harm to the replanted protected Oak tree along the front boundary of the host dwelling. This is contrary to Policy CP7 of the Core Strategy and Policy CC03 of the Managing Development Delivery.

Informatives

1. This decision is in respect of the drawings and plans named 'Proposed Car Port' drawing 01 received by the Local Planning Authority on [05/11/2024].
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:

Date: 19.12.24

REMEMBER - The earliest date for a decision on this application is: **2 December 2024**