

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 11 December 2025

Application Number: 252319

Location: 1 Alexander Walk, Shinfield, Wokingham, RG2 9SQ

Proposal: Full application for the proposed change of use of amenity land to residential garden plus the associated erection of boundary fencing.

Recommendation: Refused

Reasons

1. The proposal would have a detrimental impact on the character, appearance and Green Infrastructure Network of the area, by reason of the loss of important open landscaping that positively contributes to the openness of the street scene which forms part of the overall green network of landscaping in the area originally approved to soften the high density development. The proposed hard boundary would not only remove the existing open landscaping which contributes to the street scene, but create an overly hardened edge that would be visible from the footway and would fail to retain or enhance green infrastructure. The development conflicts with Core Strategy Policies CP1, CP3, Policies CC03 & TB21 of the Managing Development Delivery Local Plan, Policy 1 of the Shinfield Neighbourhood Plan, R12 of the Borough Design Guide SPD, South of the M4 SPD and Section 12 of the NPPF.

Informatives

1. This decision is in respect of the drawings and plans labelled and numbered Location Plan, Existing Site Plan, A002 Rev 1, A005 Rev 1 & A006 Rev 1 received by the Local Planning Authority on 28/09/25, 16/10/25 & 04/12/25.
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:

HMM

Date: 10 December 2025

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