

HOUSEHOLDER **DRAFT DECISION NOTICE**



Expiry Date: 31 October 2024

Application Number: 242273

Location: 220 London Road, Wokingham, Wokingham, RG40 1SW

Proposal: Householder application for the proposed side and rear two storey extension and single storey front extension. Including major internal refurbishment of existing space, demolition of existing garage and addition of rear balcony, changes to existing fenestration and addition of roof lights on both existing dwelling and extension.

Recommendation: Refused

Reasons

1. The proposed extensions, by virtue of their scale, size, bulk, and design, would appear as over-dominant and incongruously bulky and contrived additions, detrimentally affecting the visual appearance of the existing dwelling, the adjoining row of properties, and the character and appearance of the surrounding area. This would be contrary to policies CP1 and CP3 of the Core Strategy, Section 4 of the Borough Design Guide, Section 12 of the National Planning Policy Framework, and Section B1 of the National Design Guide.

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, pre-application advice was sought and advice was given regarding the proposal being unacceptable.
2. This decision is in respect of the drawings and plans numbered 04A, 05A, 06A and 07A received by the Local Planning Authority on 04/09/2024 and 05/09/2024.

Recommendation and conditions/reasons agreed: *MC*

Date: 31.10.2024

REMEMBER - The earliest date for a decision on this application is: **26 September 2024**