

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 November 2025

Application Number: 252129

Location: 247 Finchampstead Road, Finchampstead, Wokingham, RG40 3JR

Proposal: Full application for proposed development of 1no. detached, three bed chalet bungalow.

Recommendation: Refused

Reasons

1. By virtue of its backland location, inappropriate design, tandem arrangement, this single dwelling would result in an incongruous form of development, alien to the established grain of development and would have a detrimental urbanising impact on the verdant garden landscape and the character and visual appearance of the area, contrary to the NPPF, policies CP1 and CP3 of the Core Strategy, Management Development Delivery Local Plan policies CC01, TB06 and TB21, and the advice contained in the WBC Design Guide SPD.

2. The proposed development would have an inadequate arrangement and quality of private amenity space, thus failing to secure suitable living conditions for future occupants. The development would therefore fail to safeguard the amenity for the future occupiers in conflict with Section 12 of the NPPF, Policies CP1 and CP3 of the Core Strategy, with Policy CC01, CC02 & TB06 of the MDD Local Plan and the advice contained within the Borough Design Guide.

3. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority (LPA), the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 as amended and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.

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 titled/numbered (Location Plan), (04 P), (01 P), (02 P), (03 P) & (07 P), received by the Local Planning Authority on 08/09/2025.

Recommendation and conditions/reasons agreed:

A handwritten signature in grey ink, consisting of the letters 'JMM' in a cursive, stylized font.

Date: 19 November 2025

REMEMBER - The earliest date for a decision on this application is: **16 October 2025**