

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 September 2026

Application Number: 261587

Location: 25 Loxwood, Earley, Wokingham, RG6 5QZ

Proposal: Householder application for the proposed erection of a part single part two storey rear and side extension linking existing detached garage plus garage conversion to habitable accommodation along with associated changes to fenestration.

Recommendation: Refused

Reasons

1. The proposed development, by reason of its siting, scale, massing and proximity to the boundaries and neighbouring property, would result in an unacceptable loss of privacy through overlooking of rear-facing windows and private garden areas of No. 7 Loxwood. In addition, the scale and massing of the proposal would appear unduly dominant and overbearing when viewed from that property, causing material harm to the living conditions of its occupants. The proposal would therefore have a harmful impact on neighbouring amenity and would be contrary to Policies CP1 and CP3 of the Core Strategy, the Borough Design Guide SPD and Section 14 of the National Planning Policy Framework.
2. The proposed development, by reason of its siting, scale and massing would result in a cramped and contrived form of development that is poor design, harming the character and appearance of the area, contrary to Policies CP1 and CP3 of the Core Strategy, the Borough Design Guide SPD and Section 14 of the National Planning Policy Framework.

Informatives

1. This decision is in respect of the drawings and plans numbered (01 Location Plan, Existing Floor Plans and Elevations), (02 Block Plan, Proposed Floor Plans and Elevations) received by the Local Planning Authority on 06/07/26.
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: *MC*

Date: 15.09.2026

REMEMBER - The earliest date for a decision on this application is: **12 August 2026**