

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 September 2026

Application Number: 261430

Location: 93 Reading Road, Finchampstead, Wokingham, RG40 4RD

Proposal: Full application for the retention of the existing bungalow pursuant to planning appeal APP/X0360/W/19/3223708 without complying with condition 10 requiring demolition of existing dwelling prior to occupation of the proposed dwelling, plus landscaping, removal of existing static caravan and associated works.

Recommendation: Refused

Reasons

1. The proposed retention of the existing bungalow would result in an additional dwelling within the countryside that does not fall within any of the exceptions set out in Policy CP11 of the Core Strategy. Planning permission ref. 182633 was granted on appeal as a replacement dwelling scheme and was expressly subject to Condition 10 requiring the demolition of the existing bungalow prior to occupation of the replacement dwelling. The appeal decision found the development acceptable on the basis that the existing bungalow would be removed. Condition 10 was considered necessary to protect the character and appearance of the area and to ensure that the development accorded with the approved scheme. No material change in circumstances has been demonstrated to justify a different conclusion. The proposal would therefore result in an unjustified additional dwelling in the countryside, giving rise to a materially different and more intensive form of development than that previously approved, to the detriment of the character and appearance of the area. The proposal is contrary to Policies CP1, CP3 and CP11 of the Wokingham Borough Core Strategy, Policy CC03 of the Managing Development Delivery Local Plan and the National Planning Policy Framework 2026.

2. The proposed dwelling would fail to provide an acceptable standard of accommodation for future occupiers. The bungalow would provide approximately 44sqm of internal floorspace, below the minimum 50sqm gross internal floor area required by the Nationally Described Space Standards for a one-bedroom, two-person single-storey dwelling. The dwelling would also fail to provide adequate internal storage and would be disadvantaged from a constrained and poor-quality private amenity space, heavily influenced by parking, access arrangements

and surrounding development, thus offering limited privacy and functionality. Taken together, the development would provide substandard living conditions and a poor quality living environment for future occupiers. The proposal is therefore contrary to Policies CP1 and CP3(a), (b), (d) and (f) of the Wokingham Borough Core Strategy and Requirements R15, R16 and R17 of the Wokingham Borough Design Guide Supplementary Planning Document (2012).

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 numbered (12893/02), (01/0221), (12893/01) & (01/002), received by the Local Planning Authority on 17/06/2026, 02/07/2026 & 16/07/2026.

Recommendation and conditions/reasons agreed:



Date: 10 September 2026

REMEMBER - The earliest date for a decision on this application is: **6 August 2026**