

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 August 2025

Application Number: 251135

Location: The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH

Proposal: Full application for the proposed erection of 1 no. detached self- build dwelling and carport with associated landscaping following demolition of the existing dwelling and outbuildings.

Recommendation: Refused

Reasons

1. The proposed replacement dwelling, by virtue of its increased scale, height, and expansive unbroken frontage, along with the flattening of the natural slope to create an engineered ground level, would result in a visually dominant and overly formal form of development. This would appear incongruous and intrusive in its rural setting, eroding the informal and natural character of this part of Drift Lane. The proposal would therefore fail to respect the character and appearance of the countryside, contrary to Policies CP1, CP3, and CP11 of the Core Strategy (2010), Policies CC01 and CC02 of the Managing Development Delivery Local Plan (2014), Policies SS1, SS5 and DH1 of the Wokingham Borough Emerging Local Plan (2025), section 8 of the Borough Design Guide SPD, and Section 12 of the National Planning Policy Framework (2024).

Informatives

1. This decision is in respect of the drawings and plans numbered and titled 100, 101, 102, 103, Context Plan and Location Plan received by the Local Planning Authority on 13/05/2025.

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, pre-application advice was sought and advice was given regarding the proposal being unacceptable. Discussion took place in trying to find a solution, but no solution was possible.

BJC

Recommendation and conditions/reasons agreed:

Date: 07/08/25

REMEMBER - The earliest date for a decision on this application is: **5 June 2025**