

FULL PLANNING APPROVAL
DRAFT DECISION NOTICE



Expiry Date: 30 December 2024

Application Number: 242654

Location: Ye Olde Leathern Bottel 221 Barkham Road Wokingham RG41 4BY

Proposal: Full application for the proposed erection of a single storey extension to the existing public house to include remodelled pub/kitchen, first floor extension and loft conversion to create 5no. rooms of accommodation along with changes to fenestration and installation of additional roof lights plus associated changes to access, parking and other ancillary works.

Recommendation: Refused

Reasons

1. The proposed development would have a detrimental impact on the character and appearance of the area and countryside by reason of the creation of a new 10 metre wide lane into an open field already served by a functional access, and that fails to link into the permitted turning and parking area associated with the existing public house. The increase in hard surfacing & engineering works further away from the existing building & access and loss of vegetation would detrimentally impact the Green Route of Barkham Road, result in a harmful encroachment of development away from existing buildings/development and erode the rural gap between Barkham and Wokingham. The development is contrary to policy CP1, CP3 and CP11 of the Core Strategy, CC01, CC03 and TB21 of the MDD Local Plan, the council's Character Landscape Assessment and Section 12 and 15 of the NPPF.
2. Insufficient information has been provided for the Council to determine that the proposal will make adequate provision for car parking and contrary to Policy CP6 of the Core Strategy, Policy CC07 of the MDD Local Plan and section 6 of the Borough Design Guide SPD.

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
LWD02MAA00XXDGA0001P01, LWD02MAA02XXDGA0001P07,
LWD02MAA02XXDGA0002P02, LWD02MAA03XXDGA2001P03,
LWD02MAA03XXDGA2002P03, LWD02MAA03XXDGA2003P03,
LWD02MAA03XXDGA2004P03, LWD02MAA04XXDGA2001P02, L
WD02MAA04XXDGA2002P02, LWD02MAA04XXDGA2003P01,
LWD02MAA05XXDGA2001P01, LWD02MAA05XXDGA2002P01, and
LWD02MAA70XXDGA4001P02 received by the Local Planning Authority on
21/10/2024.

Recommendation and conditions/reasons agreed:



Date: 24.12.2024

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