

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 4 December 2025

Application Number: 252297

Location: 26 Wargrave Road, Twyford, Wokingham, RG10 9PQ

Proposal: Full application for the proposed erection of 1no self build dwelling with associated access and landscaping.

Recommendation: Refused

Reasons

1. By reason of its layout, scale and siting, the proposal would represent a poorly designed, incongruous and cramped development that fails to positively relate the street scene of either Hermitage Drive, Lincoln Gardens or the area generally. The proposal is therefore contrary to Policies CP1 and CP3 of the Core Strategy, policy TB06 of the MDD, policy TW13 of the Twyford Neighbourhood Plan, Wokingham Borough Design Guide SPD and the NPPF.

2. Owing to its cramped arrangement and proximity to site boundaries, the proposed dwelling would fail to provide suitable outlook and natural light to habitable rooms, specifically two of the bedrooms. This results in a substandard level of accommodation, contrary to policies CP1 and CP3 of the Core Strategy, Wokingham Borough Design Guide SPD and the NPPF.

3. Owing to its cramped arrangement, proximity to site boundaries and scale of the dwelling, the development would have an imposing and unneighbourly impact on the amenity spaces of 26 Wargrave Road and 3 Hermitage Drive. The proposal is therefore contrary to policy CP3 of the Core Strategy, Wokingham Borough Design Guide SPD and the NPPF.

4. The applicant has failed to demonstrate that the proposal would not have an adverse impact on species of principal importance and that the proposal would provide any new biodiversity opportunities/features or ecological permeability through the protection or provision of wildlife corridors. The proposal is therefore contrary to policy CP7 of the Core Strategy, TB23 of the MDD and the NPPF.

5. In the absence of a completed legal agreement to secure the development as self-build, the development fails to qualify as exempt from mandatory Biodiversity Net Gain requirements under Article 7(1A) of the Town and Country Planning (Development Management Procedure) Order 2015.

Informatives

1. In reaching this decision, the Local Planning Authority took into consideration of the following plans and documents:

PL102A – Location Plan & Site Plan

PL-202 A – Proposed Plans and Elevations

PL103 – Block Plan with Distances

PL-203 Rev A – Proposed Site & Heights

CIL Form

SuDS Maintenance Schedule Rev 01 – 02/07/2025

Inflows, prepared by Flood & Civil, dated 02/07/2025

Water Quality Assessment, 25020-RP-0002, dated 2nd July 2025, prepared by Flood & Civil

Infiltration Test Rate Calculation Rev 1, dated 01/07/2025, prepared by Flood & Civil

Received 25th September 2025

Arboricultural Impact Assessment for Land at the Rear of 26 Wargrave Road, Ref: PB/AIA-25/03.18 dated 15th April 2025

BS 5837:2012 Tree Survey for Land at the Rear of 26 Wargrave Road, Ref: : PB/5837-25/03.18 dated 15th April 2025

Received 2nd October 2025

Application Form

Received 9th October 2025

Cover Letter prepared by Litchfields, Ref: 64144/01/DL/CA/34043467v10 Received 10th October 2025

2. The applicant is advised that the boundary fencing on Lincoln Gardens and pillars erected facing Hermitage Drive may constitute 'development' for which planning permission is required. If planning permission has not/ will not been obtained, then these are at risk of enforcement action.

3. 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. 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:



Date: 25/11/25

REMEMBER - The earliest date for a decision on this application is: **31 October 2025**