

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 November 2025

Application Number: 252301

Location: 31 Allnatt Avenue, Winnersh, Wokingham, RG41 5AU

Proposal: Householder application for the proposed erection of a two-storey side and rear extension, a single storey rear extension, a loft conversion facilitated by a hip to gable enlargement, plus changes to fenestration to include 1no. Dormer to the rear elevation.

Recommendation: Refused

Reasons

1. By reason of its unacceptable design, excessive bulk, and incongruous form and appearance, the proposal would result in a non-subservient and jarring development, causing harm to the cohesiveness of the existing dwelling and the wider character of the area. The proposal is contrary to the National Planning Policy Framework (2024), policies CP1 and CP3 of the Core Strategy (2010), Management Development Delivery Document (2014) policies CC01, the National Design Guide, and the advice contained within the Borough Design Guide Supplementary Planning Document (2012).

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 (4079 A.02 04) & (4079 A.03 01), received by the Local Planning Authority on 25/09/2025.

Recommendation and conditions/reasons agreed:

A handwritten signature in grey ink, appearing to be 'JMM'.

Date: 25 November 2025

REMEMBER - The earliest date for a decision on this application is: **28 October 2025**