

**PLANNING DECISIONS**

**Tuesday 12 December 2023 Finchampstead Parish Council**

**APPENDIX B**

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Park Lane, Longmoor Lodge	231349	Householder application for the proposed erection of a single storey side and rear extension to existing garage, including changes to fenestration and the insertion of a first floor to create habitable accommodation, plus the erection of an outbuilding.	The Council has no objections.	16/08/23	Approved.	08/12/23
Finchampstead Road, 275	231688	Householder application for the proposed erection of a single storey side extension to the existing detached outbuilding, including a car port.	The Council has no objections but note that this application is outside the settlement boundary. The building should be ancillary to the main property.	15/11/23	Approved.	08/12/23
Nine Mile Ride, Pinecopse, Unit Rear Of	231717	Adjoining Parish Consultation: Full application for the erection of two car repair workshops Units 11 and 12 (retrospective). The site is not within the Finchampstead parish area but is close to the boundary.	The Council object to this application as it encroaches into the countryside and has a harmful effect on the character and appearance of the area. The Council strongly object to the continual retrospective applications at this site.	16/08/23	Approved.	16/11/23
Hollybush Ride, Greyfriars	231997	Householder application for the proposed conversion of existing garage to create habitable accommodation, two storey side extension plus changes to fenestration.	The Council has no objections.	18/10/23	Approved.	21/11/23

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Finchampstead Road, 247	232154	Full application for the proposed erection of 1 no. detached five bedroom dwelling with associated access and parking.	<p>The Council object to this proposal on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Unacceptable tandem development, contrary to FNDP Policy D3, 4.</li> <li>2. Clear breach of biodiversity net gain, contrary to FNDP Policy D3, 6, which states that such proposals should provide biodiversity net gain and not have an adverse impact on the biodiversity through the fragmentation of blocks of gardens, which together, or in Association with adjacent green spaces or deemed to make an important contribution to biodiversity and the wider green infrastructure network.</li> </ol>	18/10/23	<p>Refused.</p> <ol style="list-style-type: none"> <li>1. By virtue of its backland location, excessive scale, tandem arrangement, this single dwelling would result in an incongruous form of development, alien to the established grain of development and would have a detrimental urbanising impact on the verdant garden landscape and the character &amp; visual appearance of the area.</li> <li>2. The proposed development would have an inadequate arrangement and quality of private amenity space, in combination with the lack of adequate outlook and limited daylight in habitable rooms, would therefore fail to safeguard the amenity for the future occupiers.</li> <li>3. Due to insufficient arboricultural information, it has not been demonstrated to the satisfaction of the LPA that the proposal would not have a harmful impact on the tree protected by a Tree Preservation Order. The loss of the tree would be harmful to the character of the area.</li> <li>4. 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 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.</li> </ol> <p><i>Please refer to WBC website for the full decision notice and policy references.</i></p>	21/11/23
Kiln Ride, Woodlands	232282	Householder application for the proposed erection of part two storey part first floor rear extension, single storey front extension, plus alteration to existing fenestration and conversion of existing garage.	The Council has no objections.	18/10/23	Approved.	14/11/23

Location	Ref No	Proposal	FPC Comments	Meeting date	Decision - WBC	Date
Nash Grove Lane, 142	232408	Householder application for the proposed erection of single storey detached garage.	The Council object to this proposal due to it's unattractive design and overdevelopment of plot, contrary to FNDP Policy D2, 2. which states that proposals should retain the proportion, scale and the space between the main residential buildings on each residential plot with reference to the built vernacular of the neighbourhood area and conservation of traditional boundary treatments.	18/10/23	Refused. The proposed development would have a detrimental impact on the character and appearance of the area and the host property by reason of the position of the garage being set appreciably forward of the main dwelling and breaching the building line, resulting a visually intrusive feature. It would appear cramped in relation to the main dwelling and obscure a significant proportion of the front of the property, having contrived and incongruous impact. The proposal is therefore contrary to Section 12 of the NPPF, Core Strategy Policies CP1 & CP3, MDD Local Plan Policy CC03, section 4.11 of the Borough Design Guide and <b>FNDP Policy D2, 2.</b>	28/11/23
Wick Hill Lane, Willow Wick Farm	232502	Full application for the proposed erection of 1 no. detached dwelling and car port following demolition of the existing dwelling, plus associated landscaping and the retention of the existing swimming pool as an open air pool.	The Council has no objections.	18/10/23	Approved.	05/12/23
Nash Grove Lane, 7	232570	Householder application for the proposed single storey rear extension along with fenestration changes and roof alterations, following demolition of the existing conservatory.	The Council has no objections.	15/11/23	Approved.	06/12/23
Nine Mile Ride, 177a	232640	(Retrospective) Householder application for the proposed erection of a front boundary wall.	The Council object to this retrospective application, as the map incorrectly shows the wall inside the applicant's property, when in fact it encroaches onto Wokingham Borough Council land, clearly evident on google maps.	15/11/23	Approved.	01/12/23