

# Wokingham Without Parish Council Consultation Sheet

**Officer** Stefan Fludger  
**No** F 2016162396  
**Proposal** Remove conditions 5 & 6 of F/2009/0075. Condition 5 relates to no additional windows/similar openings shall be constructed in the 1st flr level and condition 6 relates to no buildings, extnsn or elevations  
**Site** 2 Holme Green, Easthampstead Road Wokingham Berkshire RG403AG

## Committee's Comments

REFUSED. This is a countryside area meaning that extensions should not result in a disproportionate increase over the scale of the original dwelling. This form of condition is regularly used by the Council when extensions are permitted in countryside locations as a method of controlling future development. An applicant is always at liberty to make a planning application for extensions which can then be determined against policy. Such proposals can then be tested against Policy CP11 and the NPPF.

It is noted from the application form that pre-application discussions have taken place, although no details are given. There is reference in the application to a letter of justification which does not appear to be on the public web site. This is not helpful since it might clarify the position and assist neighbours to make an informed judgement whether or not to respond. In the absence of this information it would appear therefore that the applicant is using this application as a vehicle to restore full permitted development rights.

In the absence of specific proposals to demonstrate that there will not be an adverse impact on neighbours or the character of the area in terms of resulting in a disproportionate increase in scale were these conditions to be removed, it is recommended that the application be REFUSED. In addition, to lift such conditions may well result in further such applications on other sites and also resistance from developers to imposing such conditions in the future. As such, a decision to approve may set an unwelcome precedent in terms of the Council's future approach to controlling countryside development

Suggest that the applicant submit plans and ask for it to be lifted at the same time. Or submit plans for a decision.

Signed : \_\_\_\_\_  
Clerk to Wokingham Without Parish Council

07 September 2016

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