

## **DRAFT DECISION NOTICE**



**WOKINGHAM  
BOROUGH COUNCIL**

<b>Expiry Date:</b>	3 July 2018
<b>Application Number:</b>	181156
<b>Parish:</b>	Sonning
<b>Location:</b>	21 Glebe Lane, Sonning, Wokingham, RG4 6XH
<b>Proposal:</b>	Householder application for the proposed erection of single storey side and rear extension following the demolition of the existing shed and store room.
<b>Recommendation:</b>	Approve

### **Conditions and Reasons**

#### 1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

#### 2. Approved details

This permission is in respect of the submitted application plans and drawings entitled 'Proposed side elevation', 'Proposed rear elevation' and 'Proposed front elevation' at scale 1:100 received on 08/05/2018. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

#### 3. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure that the external appearance of the building is satisfactory.*

*Relevant policy: Core Strategy policies CP1 and CP3.*

### **Informatives**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received

and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed: *Jeanette Davey*

Date: 26.06.2018

**REMEMBER** - The earliest date for a decision on this application is: **13/06/2018**