

## DRAFT DECISION NOTICE



**WOKINGHAM  
BOROUGH COUNCIL**

**Expiry Date:** 5 April 2018  
**Application Number:** 180214  
**Parish:** Winnersh  
**Location:** 25 Allnatt Avenue, Winnersh, Wokingham, RG41 5AU  
**Proposal:** Householder application for proposed erection of single storey rear extension, access ramp to right hand flank passage to provide wheelchair access to main property, access ramp to rear garden from bedroom, hard standing to front garden to provide access for wheelchair user, crossover from public highway.  
**Recommendation:** 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 numbered Location Plan and Block Plan received by the local planning authority on 8 February 2018 and the revised plans, plan nos. DFG-16-74(1), DFG-16-74(2), DFG-16-74(3) and DFG-16-74(4) received by the local planning authority on 9 April 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.*

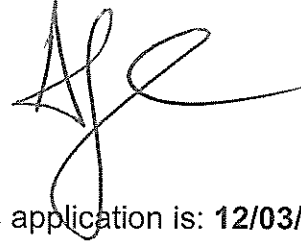
#### 4. Parking to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans.

Recommendation and conditions/reasons agreed:

Date:

17/05/18

A handwritten signature in black ink, appearing to be 'AJE', written over the 'Recommendation and conditions/reasons agreed:' text.

**REMEMBER** - The earliest date for a decision on this application is: **12/03/2018**