

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.

The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Permeable surfacing

The hard surfacing hereby permitted shall be constructed from porous materials or provision shall be made to direct run-of water from the hard surface to a permeable or porous area within the curtilage of the development, in accordance with details to be submitted to and approved in writing by the local planning authority prior to the commencement of development. The hard surfacing shall be constructed in accordance with the so-approved details and thereafter so-retained.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change) and Managing Development Delivery Local Plan policies CC09 and CC10.

6. Access surfacing

The vehicular access shall be surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

Informatives

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

3. 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.

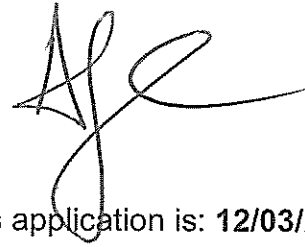
This planning application has been the subject of positive and proactive discussions with the applicant in terms of amended plans being submitted by the applicant to overcome concerns relating to neighbour amenity.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

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**

