

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 May 2026

Application Number: 260554

Location: 7 Hilmanton, Earley, Wokingham, RG6 4HN

Proposal: Application to vary condition 1 of planning consent 251566 for 'Application to vary condition 1 of planning consent 242423 for the proposed erection of a front porch, single storey rear extension, and installation of a rear dormer and roof lights to facilitate conversion of the loft to habitable accommodation, plus changes to fenestration'. Condition 1 refers to the approved details, and the variation is to allow changes to the roof over the front porch, plus changes to fenestration on the front and rear elevation.

Recommendation: Approve

Conditions and/or Reasons

1. Approved Details

This permission is in respect of the submitted application plans and drawings numbered (AS00324-LP01), (AS00324-BP01 RevD), (AS00324-03 RevM), (AS00324-04 RevL), received by the Local Planning Authority on 04/03/2026, 06/03/2026 and 10/03/2026.

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 provided.

All other conditions of planning permission 251566 apply to this planning permission, viz:

1. See above.

Reason: See above.

2. 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).

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 other minor variations are agreed in writing after the date of this permission and before implementation with 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 development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
2. 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:



Date: 29/04/26

REMEMBER - The earliest date for a decision on this application is: **30 March 2026**