

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 December 2025

Application Number: 251582

Location: 28 Tennyson Road, Woodley, Wokingham, RG5 3RH

Proposal: Full application for the proposed erection of a 2m replacement fence, alterations to the front drive including the erection of a brick wall, and change of use from amenity land to residential. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered (2900 001 P1), (2900 002 P2) & (2900 003 P2), received by the local planning authority on 04/07/2025. The development shall be retained 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 retained in accordance with the application form and associated details hereby approved.

2. Visibility splay provision

The development shall be retained in accordance with visibility splays shown on the approved drawing number (C25179-ATP-DR-TP-004). Notwithstanding the existing front wall, the land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

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.

2. 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.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

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

BJC

Recommendation and conditions/reasons agreed:

Date: 17.12.25

REMEMBER - The earliest date for a decision on this application is: **29 July 2025**