



HOUSEHOLDER **DRAFT DECISION NOTICE**

Expiry Date: 21 August 2025

Application Number: 251505

Location: 8 Hillary Drive, Crowthorne, Wokingham, RG45 6QE

Proposal: Householder application for the proposed erection of a single storey front extension to form a porch following demolition of the existing porch, a single storey rear extension, conversion of the garage to habitable accommodation, modification and raising of part of the existing single storey flat roof and changes to fenestration.

Recommendation: Approve

Conditions and/or 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:

JP-25-01 - Location & Block Plans

JP-25-04 - Proposed Plans

JP-25-05 - Proposed Elevations

received by the local planning authority on the 24 June and 26 June 2025. 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. The development hereby permitted shall be carried out in accordance with the materials specified on the approved plans/ submitted application form.

Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy (2010).

4. The ground floor (shower room) window in the southern elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties.

Relevant policy: Core Strategy policy 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 July 2025

REMEMBER - The earliest date for a decision on this application is: **17 July 2025**