

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 23 April 2025

Application Number: 250469

Location: 10 The Ridgeway, Woodley, Wokingham, RG5 3QD

Proposal: Householder application for the proposed erection of an outbuilding to rear (retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered P1617-01 and P117-02 received by the local planning authority on 23/04/2025. 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.

2. External materials

The materials to be used in the construction of the external surfaces of the outbuilding hereby permitted shall be in accordance with the application form, 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.

3. The use of the outbuilding hereby permitted shall only be used for ancillary residential accommodation linked to the main dwellinghouse and at no point shall be occupied, used, rented, sold or let as a self contained independent dwelling.

Reason: To ensure the building remains an ancillary building to the main dwellinghouse.

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.

3. The outbuilding hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of the residential dwelling located on the site.

Recommendation and conditions/reasons agreed:

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

Date: 15/04/25

REMEMBER - The earliest date for a decision on this application is: **20 March 2025**