

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 December 2025

Application Number: 252269

Location: Homeleigh, Sandhills, Knowl Hill, Wokingham, RG10 9XX

Proposal: Householder application for the proposed alteration of the rear roof slope to incorporate two rear-facing dormer windows with plain concrete tiled roofs and cheeks in clay facing brickwork to match the existing dwelling, together with PVC-U framed windows to match existing fenestration, and the installation of a masonry bat box to the rear elevation.

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 24/79 P100, 24/79 P101, 24/79 P102 and 24/79 P104 received by the local planning authority on 23/09/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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 - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of 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.

4. Obscure glazing - The first floor window in the east 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 02.12.2025

REMEMBER - The earliest date for a decision on this application is: **3 November 2025**