

HOUSEHOLDER **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 28 May 2025

Application Number: 250485

Location: 56 High Street, Twyford, Wokingham, RG10 9AQ

Proposal: Householder application for proposed erection of a single storey rear extension with changes to fenestration, following the demolition of existing rear single story flat roof extension.

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 GA 000, GA 001, GA 002, GA 011, GA 021 received by the local planning authority on 28 February 2025 and 2 April 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. Prior to relevant works, or those above slab level, details of the following materials shall be submitted to and approved by the Local Planning Authority in writing. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

1. the facing brickwork and jointing mortar;
2. the roofing materials;
3. the proposed rainwater goods

Reason: In order to safeguard the special architectural or historic interest of the building.
Relevant policy: National Planning Policy Framework Section 16

(Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Recommendation and conditions/reasons agreed:



Date: 12/05/25

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