

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 October 2025

Application Number: 251844

Location: 216B Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD

Proposal: Application to vary condition 2 and 4 of planning consent 250311 for the Householder application for the proposed erection of a two-storey front extension, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage. Conditions 2 and 4 refers to approved drawings and obscure glazing. The variation is to make minor internal room allocations and alterations and place bathrooms to external walls to allow obscure glazed windows to be added, and minor window changes with 2 no. additional windows at ground floor plus 1no. rooflight.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

Approved Details

This permission is in respect of the submitted application plans and drawings numbered:

- MR216b:001 Rev B (received 09/09/2025)
- NMR216b:110 (received 12/08/2025)
- NMR216b:111 (received 12/08/2025)
- NMR216b:113 (received 19/08/2025)

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

Condition 4 now reads:

Obscure Glazing

The first floor bathroom and ensuite windows in the eastern and western elevations of the dwelling 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.

All other conditions of planning permission 250311 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original 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).

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.

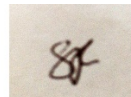
Informatives

1. The LPA note that the outline of an outbuilding is present on the location plan submitted with this application (drawing reference: NMR216b:001 Rev B). This consent does not permit the erection of such development, nor is it referred to within the application description.

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

3. 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: 19.9.25

REMEMBER - The earliest date for a decision on this application is: **10 September 2025**