

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 December 2024

Application Number: 242569

Location: 14 Annexe, Wyatt Crescent, Earley, Wokingham, RG6 3WH

Proposal: Householder application for the proposed conversion of the existing detached garage to ancillary habitable accommodation along with changes to fenestration (part-retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered:

- WC14:003 Rev B1 (received 26/11/2024)
- WC14:101 (received 08/10/2024)
- WC14:105 (received 08/10/2024)

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.

2. Ancillary accommodation - The accommodation within the building hereby approved shall be used as ancillary accommodation to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07.

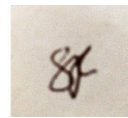
Informatives

1. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to the use of the building as an independent residential dwelling.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:

A small, square, light-colored stamp or piece of paper with a handwritten signature in dark ink, possibly reading 'SF'.

Date: 11.12.24

REMEMBER - The earliest date for a decision on this application is: **30 October 2024**