

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 April 2026

Application Number: 260435

Location: 18 Martineau Lane, Hurst, Wokingham, RG10 0SF

Proposal: Application to vary/remove conditions 2, 3 and 4 of planning consent 252725 for the proposed erection of a two storey side extension, single storey rear extension and front porch pergola along with changes to fenestration following demolition of existing detached garage. Condition 2 refers to the approved details, condition 3 to parking provision and condition 4 to access surfacing, and the variation is to amend the approved parking layout.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now read:

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered P24/16/100, P24/16/S/101A, P24/16/S/110, 2A and 3A received by the local planning authority on 05/11/2025 and 19/02/2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Condition 3 has been removed.

Condition 4 has been removed.

All other conditions of planning permission 252725 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).

5. 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 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.

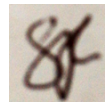
Informatives

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:

- A Location Plan was submitted following request.
- Addition of Condition 4 to the proposal.
- Informed of amended description.

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:



Date: 15.4.26

REMEMBER - The earliest date for a decision on this application is: **18 March 2026**