

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 23 January 2025

Application Number: 243022

Location: 12 Comfrey Close, Wokingham, RG40 5YN

Proposal: Householder application for the single storey rear extension with 4 roof lights and partial garage conversion. Plus patio extension and driveway 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

01 - Location & Site Plan

05 - Block & Site Plan

07 - Proposed Elevations

08 - Proposed Elevations

06 - Proposed Plans

Received 28 November 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.

3. Materials

Except where stated otherwise on the approved drawings and submitted application form, the materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those used in the existing building and driveway. The materials to be used for the construction of the extended driveway shall also be permeable.

Reason: In the interests of visual amenity and to reduce risk of surface water flooding in accordance with policy CP3 of the Core Strategy and CC09 of the MDD.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
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: 17/01/25

REMEMBER - The earliest date for a decision on this application is: **20 December 2024**