

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 February 2025

Application Number: 243103

Location: 12 Corbett Gardens, Woodley, Wokingham, RG5 4JY

Proposal: Householder application for the proposed erection of a single storey rear 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 SNOOK-1124-01, SNOOK-1124-02 and SNOOK-1124-05 received by the local planning authority on 9 December 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. External materials - Except where stated otherwise on the approved drawings and application form, 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 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.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or

under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. To protect the roots and canopy of the adjacent trees during construction, mesh and stakes or Heras, or fencing to that standard, should be erected around the trees at the outer canopy line. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting

of fires or disposal of liquids should take place within the area designated as being fenced off i.e. between the fence and the trees, or otherwise protected.

Recommendation and conditions/reasons agreed:



Date: 16/01/25

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