

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 January 2026

Application Number: 252822

Location: 27 Sutcliffe Avenue, Earley, Wokingham, RG6 7JW

Proposal: Householder application for the proposed erection of single-storey rear extension with rear roof terrace and privacy screens and side dormers and a front roof 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

012 - Proposed Site Plan

004 (REV 02) - Proposed Elevations

003 (REV 03) - Proposed Floor Plans

Received by the local planning authority on 17/11/2025. 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.

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. The development hereby permitted shall be carried out in accordance with the materials as specified on the application form/plans hereby approved.

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4. Obscure glazing - The side window in the proposed left side elevation of the development 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.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

5. Obscure glazing - The side window in the proposed left side elevation of the development hereby permitted shall be permanently obscure- glazed and fixed closed at all times.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

6. Prior to occupation, the privacy screens shall be installed in accordance with the details included in approved drawings dated 09/04/25 and numbered 003 (REV 03) and 004 (REV 04) shall be retained permanently in the approved form for the lifetime of the development.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy 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. 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.

Recommendation and conditions/reasons agreed:



Date: 28/01/26

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