

## **HOUSEHOLDER** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 15 May 2025

**Application Number:** 250507

**Location:** 13 Cornfield Road, Woodley, Wokingham, RG5 4QA

**Proposal:** Householder application for the proposed erection of an outbuilding in the garden to be used as a self contained annexe.

**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 named Proposed Garden Room Plans and Elevations and Proposed Site Plan received by the local planning authority on 3rd March 2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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. Outbuilding to Remain Ancillary to Main Dwelling

The proposed outbuilding shall remain ancillary to the enjoyment of the main dwelling. It shall not be sold, leased or disposed of separately.

*Reason: In the interest of highway safety; to ensure acceptable access and parking.*

Recommendation and conditions/reasons agreed:

Date: 09/05/25

**REMEMBER** - The earliest date for a decision on this application is: **27 March 2025**