

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 25 May 2026

Application Number: 260688

Location: 268 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT

Proposal: Application to vary condition 2 of planning consent 233113 for the proposed single storey rear extension, single storey side extension following the demolition of the conservatory and a single storey rear extension to the existing garage. Condition 2 refers to the approved details and the variation is to increase the floor area and amend the design of the garage extension. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

Condition 2 is amended as follows:

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 137-23-01, 137-23-02 Rev A & 137-23-06 Rev D received by the local planning authority on 23/03/26 & 30/03/26. 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.

Note: Condition 1 & 3 of planning permission 233113 (Timescale & External materials) is not included as the application is retrospective, therefore such conditions are not relevant.

Condition 4 has been discharged under application 240926 and therefore has been removed from the condition list.

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL,

this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 17 (1) application must be treated as commencing on the day any such planning

permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

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.

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.

4. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Recommendation and conditions/reasons agreed:



Date: 22/05/26

REMEMBER - The earliest date for a decision on this application is: **22 April 2026**