HOUSEHOLDER
DRAFT DECISION NOTICE

WOKINGHAM BOROUGH COUNCIL

Expiry Date: 28 April 2026

Application Number: 260539

Location: 14 Crecy Close, Wokingham, RG41 3UZ

Proposal: Householder application for the proposed conversion of existing garage to create habitable accommodation and changes to fenestration.

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:
197/201: Location and Block Plan
197/200: Proposed Plans and Elevations
Received by the local planning authority on 03/03/2026. 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.
Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy.

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.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Recommendation and conditions/reasons agreed:

Date: 16/04/26

REMEMBER - The earliest date for a decision on this application is: **25 March 2026**

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.