

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 September 2025

Application Number: 251717

Location: 45 Gingells Farm Road, Charvil, Wokingham, RG10 9DJ

Proposal: Application to vary condition 2, 3, 4 and 5 of planning consent 241190 for proposed erection of a first floor side extension. Condition 2 refers to approved details, 3 to high level windows, 4 to window glazing, 5 to external materials. Variation is to allow changes to layout and fenestration.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered B224057-1000 A, B224057-1100 A, B224057-3000 A and B224057-3100 A received by the local planning authority on 21/07/2025. 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.

Condition 3 has been removed.

Condition 4 has been removed.

All other conditions of planning permission 241190 apply to this planning permission, viz:

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of the original 241190 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).

5. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by the local planning authority.

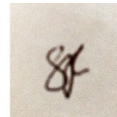
Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- The submission of a Location Plan following request.
- Agreed description change.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

A small, square, light-colored stamp or mark containing a handwritten signature in dark ink.

Recommendation and conditions/reasons agreed:

Date: 16.9.25

REMEMBER - The earliest date for a decision on this application is: **14 August 2025**