

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 March 2026

Application Number: 253165

Location: 36 Deardon Way, Shinfield, Wokingham, RG2 9HF

Proposal: Householder application for the proposed erection of a single storey side extension 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 (25056PP01 Existing Ground Floor Plans), (25056PP02 Existing First Floor Plan), (25056PP03 Existing Second Floor Plan), (25056PP06 Proposed First Floor Plan), (25056PP Proposed Second Floor Plan), (25056PP 09 Location Plan), (2505605A Proposed Ground Floor Plan), (25056PP08A Proposed Elevations), (25056PP04 Existing Elevations), (25056PP10 Rev B Block Plan) received by the local planning authority on 31/12/26, 21/01/26, 20/03/26 . 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. 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. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and

does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. 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.

3. This application does not include an extension to the residential garden into open amenity land to the west.

Recommendation and conditions/reasons agreed: *MC*

Date: 24.03.2026

REMEMBER - The earliest date for a decision on this application is: **12 February 2026**