

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 4 July 2025
Application Number: 250689
Location: 14 Silverdale Road, Earley, Wokingham, RG6 7LS
Proposal: Householder application for proposed raising of the garden decking (retrospective).
Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered SK1 and SK02 (Revised) received by the local planning authority on 19 June 2025 and 20 June 2025. 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.

2. The installation of the proposed side screening to the decking area at a height of 1.7m as indicated on the approved plans listed in Condition 1 above shall be fully implemented within three months of this decision and shall thereafter be retained and maintained in accordance with the approved plans.

Reason: To protect the privacy and amenity of neighbouring properties pursuant to Policy CP3.

Informatives

1. 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.

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.

Recommendation and conditions/reasons agreed:

Date: 23/06/25

REMEMBER - The earliest date for a decision on this application is: **20 May 2025**