

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 June 2025

Application Number: 251201

Location: Alma Cottage, Lodge Road, Hurst, Wokingham, RG10 0EH

Proposal: Application for non-material amendment to planning consent 222664 to clarify ownership boundaries and to include a reference to application 202556 within condition 16.

Recommendation: Approve

Conditions and/or Reasons

1. The amendments to consent 222664 are as follows:

- Alteration to the application red line, resulting in the enclosure of the original dwelling within a blue line, as shown on plans numbered 004/03(02)001A, 004/03(02)002A, 004/043(02)004C & 004/043 (02)006A received by the Local Planning Authority on 20/05/2025.

- Condition 16 of consent 222664 now reads:

16. Visibility splay provision - Prior to the occupation of the development, the proposed vehicular access for the existing dwelling Alma Cottage (as approved under planning permission reference 202556 dated 18/11/2020) shall have been formed and provided with visibility splays as shown on the approved drawings/plans. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Recommendation and conditions/reasons agreed:

Date: 3.6.25

REMEMBER - The earliest date for a decision on this application is: **12 June 2025**